



CITY OF ALAMEDA • CALIFORNIA

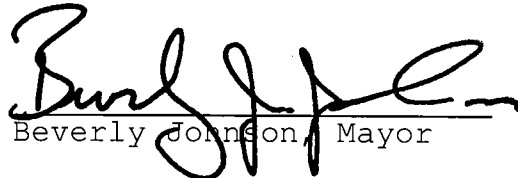
SPECIAL MEETING OF THE CITY COUNCIL
TUESDAY - - - MARCH 20, 2007 - - - 6:00 p.m.

Time: Tuesday, March 20, 2007, 6:00 p.m.

Place: **City Council Chambers Conference Room**, City Hall, corner of Santa Clara Avenue and Oak Street.

Agenda:

1. Roll Call - City Council
2. Public Comment on Agenda Items Only
Anyone wishing to address the Council on agenda items only, may speak for a maximum of 3 minutes per item
3. Adjournment to Closed Session to consider:
 - 3-A. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Subdivision (b) of Section 54956.9
Number of cases: One
 - 3-B. CONFERENCE WITH LABOR NEGOTIATORS
Agency Negotiators: Craig Jory and Human Resources Director
Employee Organizations: All City Bargaining Units
4. Announcement of Action Taken in Closed Session, if any
5. Adjournment - City Council


Beverly Johnson, Mayor



CITY OF ALAMEDA • CALIFORNIA

IF YOU WISH TO ADDRESS THE BOARD:

1. Please file a speaker's slip with the Deputy City Clerk, and upon recognition by the Chair, approach the rostrum and state your name; speakers are limited to 3 minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstrations are prohibited during Board meetings.

ANNUAL MEETING OF THE ALAMEDA PUBLIC FINANCING AUTHORITY TUESDAY - - - MARCH 20, 2007 - - - 7:25 P.M.

Location: **Council Chambers**, City Hall, corner of Santa Clara Avenue and Oak Street.

Public Participation

Anyone wishing to address the Board on agenda items or business introduced by Board Members may speak for a maximum of 3 minutes per agenda item when the subject is before the Board. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

PLEDGE OF ALLEGIANCE

1. Roll Call - APFA
2. Minutes
- 2-A. Minutes of the Annual Alameda Public Financing Authority Meeting of March 21, 2006.
3. Agenda Items
None.
4. Oral Communications (Public Comment)
Any person may address the Board in regard to any matter over which the Board has jurisdiction or of which it may take cognizance that is not on the agenda.
5. Board Communications (Communications from the Board)
6. Adjournment - APFA



CITY OF ALAMEDA • CALIFORNIA

SPECIAL MEETING OF THE COMMUNITY IMPROVEMENT COMMISSION
TUESDAY - - - MARCH 20, 2007 - - - 7:27 P.M.

Location: **City Council Chambers**, City Hall, corner of Santa Clara Avenue and Oak Street.

Public Participation

Anyone wishing to address the Commission on agenda items or business introduced by the Commission may speak for a maximum of 3 minutes per agenda item when the subject is before the Commission. Please file a speaker's slip with the Deputy City Clerk if you wish to speak on an agenda item.

1. ROLL CALL - Community Improvement Commission
2. MINUTES
- 2-A. Minutes of the Community Improvement Commission (CIC) and Special Joint City Council, Alameda Reuse and Redevelopment Authority (ARRA), and CIC Meetings held on February 20, 2007. (City Clerk)
3. SPECIAL ORDERS OF THE DAY
- 3-A. Report on Alameda Theater, Cineplex, and Parking Structure Project Construction update. (Development Services)
4. AGENDA ITEM
- 4-A. Public Hearing for the periodic review of the Five-year Implementation Plan, Fiscal Years 2004-2005 through 2008-2009, for the Business and Waterfront Improvement Project and the West End Community Improvement Project. (Development Services)
5. ADJOURNMENT - Community Improvement Commission



Beverly Johnson, Chair
Community Improvement Commission



CITY OF ALAMEDA • CALIFORNIA

IF YOU WISH TO ADDRESS THE COUNCIL:

1. Please file a speaker's slip with the Deputy City Clerk and upon recognition by the Mayor, approach the podium and state your name; speakers are limited to three (3) minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstration are prohibited during Council meetings.

AGENDA - - - - - REGULAR MEETING OF THE CITY COUNCIL
TUESDAY - - - - - MARCH 20, 2007 - - - - 7:30 P.M.

[Note: Regular Council Meeting convenes at 7:30 pm, **City Hall, Council Chambers, corner of Santa Clara Ave and Oak St**]

The Order of Business for City Council Meeting is as follows:

1. Roll Call
2. Agenda Changes
3. Proclamations, Special Orders of the Day and Announcements
4. Consent Calendar
5. Agenda Items
6. Oral Communications, Non-Agenda (Public Comment)
7. Council Communications (Communications from Council)
8. Adjournment

Public Participation

Anyone wishing to address the Council on agenda items or business introduced by Councilmembers may speak for a maximum of 3 minutes per agenda item when the subject is before Council. Please file a speaker's slip with the Deputy City Clerk if you wish to address the City Council

SPECIAL MEETING OF THE CITY COUNCIL 6:00 P.M.

CITY COUNCIL CHAMBERS CONFERENCE ROOM

Separate Agenda (Closed Session)

ANNUAL MEETING OF THE ALAMEDA PUBLIC FINANCING 7:25 P.M.

AUTHORITY, CITY COUNCIL CHAMBERS

Separate Agenda

SPECIAL MEETING OF THE COMMUNITY IMPROVEMENT 7:27 P.M.

COMMISSION, CITY COUNCIL CHAMBERS

Separate Agenda

1. ROLL CALL - City Council

2. AGENDA CHANGES

3. PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

3-A. Proclamation declaring March 25 through March 31 as Boys and Girls Club Week.

3-B. Commendation presented to the family of Ruth Blackwell Herch.

4. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Council or a member of the public

4-A. Minutes of the Special Joint City Council, Alameda Reuse and Redevelopment Authority, and Community Improvement Commission Meeting held on February 20, 2007; and Special and Regular City Council Meetings held on March 6, 2007. (City Clerk)

4-B. Bills for ratification. (Finance)

4-C. Recommendation to award Contract in the amount of \$198,360 to Pacific States Environmental Contractors, Inc. for the demolition of boarded and vacant structures at 110 and 112 Norfolk Road located on Orion Street and 100 and 104 Miramar Road located on Stardust Place. (Development Services)

4-D. Introduction of Ordinance Amending the Lease Agreement Dated January 31, 1991, Between the City of Alameda (Lessor) and the Alameda Food Bank (Lessee) for Real Property Located at 1900 Thau Way. (Public Works) [Requires four affirmative votes]

5. REGULAR AGENDA ITEMS

5-A. Adoption of Resolution Adopting a Policy for Naming City Property, Facilities, and Streets. (Recreation and Parks/Planning and Building)

5-B. Adoption of Resolution Directing Staff to Monitor the Chuck Corica Golf Complex Budget, Consider Results of Operational Review, and Implement Operational Changes to Ensure a Balanced Budget. (Finance)

5-C. Adoption of Resolution Amending Master Fee Resolution No. 12191 by Changing Various Chuck Corica Golf Complex Rates. (Golf)

6. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)

Any person may address the Council in regard to any matter over which the Council has jurisdiction or of which it may take cognizance, that is not on the agenda

7. COUNCIL COMMUNICATIONS (Communications from Council)

Councilmembers can address any matter, including reporting on any Conferences or meetings attended

8. ADJOURNMENT - City Council

- For use in preparing the Official Record, speakers reading a written statement are invited to submit a copy to the City Clerk at the meeting or e-mail to: lweisige@ci.alameda.ca.us
- Sign language interpreters will be available on request. Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 72 hours prior to the Meeting to request an interpreter.
- Equipment for the hearing impaired is available for public use. For assistance, please contact the City Clerk at 747-4800 or TDD number 522-7538 either prior to, or at, the Council Meeting.
- Accessible seating for persons with disabilities, including those using wheelchairs, is available.
- Minutes of the meeting available in enlarged print.
- Audio Tapes of the meeting are available upon request.
- Please contact the City Clerk at 747-4800 or TDD number 522-7538 at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.

UNAPPROVED

MINUTES OF THE SPECIAL JOINT CITY COUNCIL, ALAMEDA REUSE AND
REDEVELOPMENT AUTHORITY (ARRA), AND COMMUNITY
IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY - - - FEBRUARY 20, 2007 - - - 7:31 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 9:46 p.m.

ROLL CALL - Present: Councilmembers/Board Members/Commissioners
deHaan, Gilmore, Matarrese, Tam and
Mayor/Chair Johnson - 5.

Absent: None.

AGENDA ITEM

(07- CC/07- CIC) Recommendation to accept the Fiscal Year 2007
Second Quarter Financial Report and budget adjustments.

The Finance Director gave a brief presentation.

Mayor/Chair Johnson inquired whether reserve money is funding the
Golf budget, to which the Finance Director responded in the
affirmative.

Mayor/Chair Johnson inquired how much is being drawn from the
reserves.

The Finance Director responded the Fiscal Year would end with a
\$500,000 loss; stated depreciation is part of the loss; the net
cash loss is approximately \$250,000 to \$300,000.

Mayor/Chair Johnson stated the money used to supplement the Golf
budget was set aside for the Clubhouse; finding a way to stop
spending reserve money is important.

The City Manager stated several options are being considered; the
Golf Commission recommended a rate increase be presented to Council
at the March 20 City Council meeting.

Mayor/Chair Johnson stated that she is interested in cost savings
rather than a rate increase; rounds are declining; budget controls
need to be put in place; alarms should have gone off when reserve
money was being spent; a separate, inaccessible account should be
set for a reasonable operating reserve; the money has not been used
for the intended purpose.

Councilmember/Board Member/Commissioner Gilmore stated a resolution

could be adopted that states that the Golf Commission cannot spend more than a certain amount without Council approval.

Councilmember/Board Member/Commissioner deHaan inquired whether the approved budget included reducing reserves, to which the Finance Director responded in the affirmative.

Councilmember/Board Member/Commissioner deHaan stated Golf and Alameda Power and Telecom funds were used to balance the budget in 2005; inquired whether the amount has been reduced.

The Finance Director responded the Return on Investment (ROI) has been reduced from 1% to .3%.

Mayor/Chair Johnson stated that she likes Councilmember/Board Member/Commissioner Gilmore's suggestion; the budget should not use the net asset balance as part of the regular operating budget; the intended purpose is not to use the money for operations.

The City Manager stated the matter would be brought back to address impacts and recommend budget adjustments.

Councilmember/Board Member/Commissioner deHaan stated a short-term fix is needed; setting a benchmark would be a healthy start.

Mayor/Chair Johnson stated the budget would be set, not benchmarks.

Councilmember/Board Member/Commissioner Matarrese inquired whether the [General Fund] reserve would be over 20% with the adjustment, to which the Finance Director responded in the affirmative.

In response to Councilmember/Board Member/Commissioner Matarrese's inquiry about the amount, the Finance Director stated \$415,645.

Councilmember/Board Member/Commissioner Matarrese inquired whether spending \$400,000 on deferred maintenance would be better, to which the Finance Director responded that she would not recommend using the money for deferred maintenance; the matter could be considered in the next budget.

Councilmember/Board Member/Commissioner Matarrese stated the matter should be included in the next budget.

Councilmember/Board Member/Commissioner Gilmore stated discussions should address whether and when to build reserves back up to 25%.

Vice Mayor/Board Member/Commissioner Tam requested that the

discussion include a review of the reserve threshold needed to secure good bonding rates.

Councilmember/Board Member/Commissioner deHaan inquired why the reserve target is 25%.

The Finance Director responded 25% represents approximately two to three months of payables; stated 25% has been memorialized as part of the City's financial policies; the amount was temporarily reduced in order to meet deferred maintenance goals.

Councilmember/Board Member/Commissioner deHaan stated the reserve should get back to 25%; including a 1% to 2% increase in the next budget cycle would be nice.

Mayor/Chair Johnson stated the issue should be discussed; the 25% reserve was accumulated from deferring maintenance; the goal should be 25% but not at the expense of accumulating deferred maintenance.

Councilmember/Board Member/Commissioner deHaan stated the deferred maintenance backlog should be understood by the next budget.

The City Manager stated an infrastructure update would be presented.

Councilmember/Board Member/Commissioner deHaan inquired whether the ten-year forecast would be pursued.

The Finance Director responded the mid-year items would be added to the ten-year forecast; past performance is no predictor of the future.

Mayor/Chair Johnson inquired whether the sewer fund is lower than expected to which the Finance Director responded the sewer fund is lower because only a partial payment has been received from the County.

Mayor/Chair Johnson inquired when the proposed Golf resolution could come back, to which the City Manager responded 30 days.

The Finance Director stated the resolution could be addressed at the March 20 City Council meeting.

In response to Councilmember/Board Member/Commissioner deHaan's inquiry regarding Golf cost allocation charges, the Finance Director stated Council could decide not to charge a particular fund.

Mayor/Chair Johnson stated cost allocations reflect the cost of doing business; the General Fund or other departments would be subsidizing Golf operations if cost allocations were eliminated.

Councilmember/Board Member/Commissioner deHaan stated costs are standard overhead costs that should be a burden against the activity; the Golf Commission was under the interpretation that the money was going to the General Fund and being used as discretionary which is not the case; the Commission needs to understand that the costs support operations.

The Finance Director stated the general administrative services are a function found in any business; all operating departments need to share in the costs.

Councilmember/Board Member/Commissioner deHaan stated that he did not want any confusion.

Councilmember/Board Member/Commissioner Matarrese moved approval of the staff recommendation with direction to bring a resolution forward to mandate a balanced budget in the Golf Fund and to have a discussion on Reserve funds at the next budget cycle.

Vice Mayor/Board Member/Commissioner Tam seconded the motion.

Under discussion, Mayor/Chair Johnson stated the Council/Board/Commission requested that the resolution come back within 30 days; a balanced budget could be implemented sooner.

On the call for the question, the motion carried by unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 10:18 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED MINUTES

MINUTES OF THE ANNUAL PUBLIC FINANCING AUTHORITY MEETING TUESDAY - - - MARCH 21, 2006 - - - 7:26 P.M.

Chair Johnson convened the Annual Meeting at 8:03 p.m.

ROLL CALL - Present: Board Members deHaan, Gilmore, Matarrese,
and Chair Johnson - 4.

Absent: Board Member Daysog - 1.

MINUTES

(06-) Minutes of the Annual Alameda Public Financing Authority (APFA) Meeting of March 15, 2005; and the Special Joint Housing Authority Board of Commissioners and APFA Meeting of April 19, 2005. Approved.

Board Member Gilmore moved approval of the minutes.

Board Member deHaan seconded the motion, which carried by unanimous voice vote - 4. [Absent: Board Member Daysog - 1.]

AGENDA ITEMS

None.

ORAL COMMUNICATIONS

None.

BOARD COMMUNICATIONS

None.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Annual Meeting at 8:04 p.m.

Respectfully submitted,

Lara Weisiger, Secretary
Alameda Public Financing Authority

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED

MINUTES OF THE COMMUNITY IMPROVEMENT COMMISSION MEETING
TUESDAY - - - FEBRUARY 20, 2007 - - - 7:27 P.M.

Chair Johnson convened the Special Meeting at 7:40 p.m.
Commissioner Matarrese led the Pledge of Allegiance.

Roll Call - Present: Commissioners deHaan, Gilmore, Matarrese,
Tam, and Chair Johnson - 5.

Absent: None.

MINUTES

(07-) Minutes of the Community Improvement Commission Meeting
held on January 16, 2007. Approved.

Commissioner Tam moved approval of the minutes.

Commissioner Matarrese seconded the motion, which carried by
unanimous voice vote - 5.

SPECIAL ORDERS OF THE DAY

(07-) Report on Alameda Theater, Cineplex, and Parking
Structure Project Construction update.

The Redevelopment Manager gave a brief Power Point presentation.

Commissioner deHaan inquired what is the likelihood of bringing
back value engineering items.

The Redevelopment Manager responded the likelihood is good if there
are no significant surprises.

Commissioner deHaan stated the date has expired on approximately
25% of the items.

The Redevelopment Manager stated the majority of the façade items
have no immediate time limit.

Commissioner Gilmore inquired what is the last date for adding in
the bas-relief; further inquired what type of finish is on the bas-
relief.

The Redevelopment Manager responded staff has requested the
Contractor to hold the price for six months; stated the bas-relief
finish is cast concrete.

Vice Mayor Tam stated that she is concerned the cost expended for the parking garage is 13% and the contingency is 38%; inquired whether thresholds would be developed for budget constraints and contingencies.

The Redevelopment Manager responded the City's risks come from the unknowns; stated most of the unknowns are related to soil conditions, ground water, and contaminated soil; said risks would be eliminated in March; there are no design liabilities.

Mayor Johnson inquired whether contingencies would be left if the same course is continued, to which the Redevelopment Manager responded in the affirmative.

Commissioner deHaan inquired what art would be placed on the theater and parking structure.

The Redevelopment Manager responded the City's public art requirement has been satisfied through the rehabilitation and restoration of the historic theater.

Richard W. Rutter, Alameda, outlined concerns with the parking garage north façade.

Christopher Buckley, Alameda, discussed the visual impacts of the parking garage north wall changes and street tree selections.

Commissioner deHaan inquired whether staff anticipated that the Cineplex developer would be the General Contractor from the beginning.

The Redevelopment Manager responded in the negative; stated Overaa Construction's bid was not competitive.

Commissioner deHaan inquired whether staff is satisfied with the General Contractor's ability, to which the Redevelopment Manager responded in the affirmative.

Commissioner deHaan inquired whether the General Contractor plans on adding back value engineering items, to which the Redevelopment Manager responded in the negative.

Commissioner deHaan inquired whether the canopies would be standard.

The Architect responded that the State Architect and Section 106 Consultant requested that the historic theater, Cineplex and parking structure canopies be different.

Commissioner deHaan inquired whether the Architect is comfortable with different canopies, to which the Architect responded in the affirmative.

Commissioner Matarrese inquired whether the north elevation could be corrected; stated the original design is better.

The Architect responded keeping all facades level is expensive.

Commissioner Matarrese inquired what the cost would be, to which the Architect responded at least \$50,000.

Commissioner Matarrese inquired what would be left in the contingency fund by putting the sheer wall back or spending \$50,000 to fix the wall.

The Architect responded combining the two sheer walls into one wall saved a lot of money; stated a false sheer wall would cost between \$80,000 and \$90,000.

Commissioner Matarrese inquired what would be the remaining contingency, to which the Redevelopment Manager responded approximately \$260,000.

Commissioner Matarrese requested staff to investigate options to mitigate the parking garage north wall sloping appearance; stated the Oak Street presentation is nice.

The Redevelopment Manager stated options would be explored.

Commissioner Gilmore inquired what is the final date to make decisions.

The Architect responded decisions could be made later because the issue is not structural.

Commissioner deHaan inquired whether the timeline is being held to November.

The Redevelopment Manager responded the timeline is subject to schedules noted in the Contract.

Commissioner deHaan stated great progress has been made with the historic theater and parking garage; inquired whether the Cineplex would dovetail with the historic theater and parking garage completion.

The Redevelopment Manager responded the Cineplex would take less time; stated the Contractor is hoping for completion at the end of this year; the first couple of months of 2008 is more realistic.

ADJOURNMENT

There being no further business, Chair Johnson adjourned the Special Meeting at 8:30 p.m.

Respectfully submitted,

Lara Weisiger
Secretary

The agenda for this meeting was posted in accordance with the Brown Act.

CITY OF ALAMEDA
MEMORANDUM

To: Honorable Chair and
Members of the Community Improvement Commission

From: Debra Kurita
Executive Director

Date: March 20, 2007

Re: Report on Alameda Theater, Cineplex, and Parking Structure Project
Construction Update

BACKGROUND

The City of Alameda Community Improvement Commission (CIC) approved construction contracts with C. Overaa & Co. (Overaa) on July 26, 2006 for the rehabilitation and restoration of the historic Alameda Theater and the design-build new construction of the Civic Center Parking Garage. The CIC approved the Theater construction contract for \$8,800,000 and approved the parking garage design-build contract for \$9,104,000, with the condition that the garage project be value-engineered within the CIC's budget before the construction phase commenced. Since contract approval in July, CIC staff and Overaa finalized the value-engineering for the garage design, reducing the contract price to within the CIC's budget. The original contract price of \$9,104,000 was reduced by \$604,000, resulting in a final contract price of \$8,500,000.

The Theater construction contract commenced in October 2006; the design phase of the parking garage project started in August 2006; and the construction phase of the parking garage began in October 2006. The overall project consists of an eight-screen movie theater, including a 484-seat, single-screen theater in the historic Alameda Theater and seven screens in the new cineplex, 6,100 square feet of retail, and a 341-space parking garage.

DISCUSSION

The parking garage and Theater projects are on schedule and on budget. The status of both the Theater and parking garage projects, including the budget with contingency, payments, and schedule, are provided in Attachments 1 and 2, respectively. Both projects are expected to be nearly complete by the end of 2007. Subsequently, Alameda Entertainment Associates (AEA), the movie operator, will install tenant improvements in the historic Theater. The grand opening for the Alameda Theater is

**Special CIC
Agenda Item #3-A
03-20-07**

currently anticipated for early 2008. A summary of the status of each project is provided below.

Alameda Theater

The Alameda Theater rehabilitation and restoration has focused primarily on seismic work including completing concrete pours for the lobby shear wall and storefront footings. Related to this seismic work, CIC staff allocated \$30,000 from the contingency line item within the overall budget for pending change orders for additional doweling due to revisions issued by the structural engineer. Additional doweling and reinforcement may be required by the structural engineer, partially due to existing footing conditions differing from the original as-built drawings. Overaa has also continued roughing-in electrical, plumbing, and mechanical systems, including installation of fire alarm and aisle lighting work.

Cumulative current and pending contract changes are estimated to require the use of approximately \$142,000 in contingency funds, or approximately 13 percent of the CIC's contingency budget. The total contingency budget for the Theater is \$1.1 million (Attachment 1).

Parking Garage

Overaa has finalized foundation construction including removal of sheet-piling. The first concrete foundation pour was completed on February 27, 2007, and the second on March 6, 2007. Hazardous materials were not encountered in the soil or groundwater. Additionally, there was less groundwater at the site than originally expected. Upon completion of foundation construction, the CIC's risk related to garage construction was significantly reduced. Based on these favorable conditions and actual expenses to date, the current dewatering and treatment systems budget projection was reduced by \$25,000, from \$155,000 to \$130,000. CIC staff will provide a summary of all actual groundwater dewatering and treatment costs at its April construction update to the CIC.

Additionally, staff has budgeted \$15,000 in its contingency budget for changes to Overaa's current scope of work in the Oak Street public right-of-way, including relocation of a traffic signal and streetlights. Actual prices for these unanticipated changes are currently being developed by Overaa. Lastly, CIC staff, in conjunction with the Police Department, determined that handheld devices for issuing parking citations outlined in the design-build specifications for the garage would not be necessary, resulting in a possible credit to the CIC of approximately \$15,000.

Current and pending contract changes are estimated to require the use of approximately \$131,000 in contingency funds, or approximately 32 percent of the CIC's contingency budget. The total contingency budget for the garage is \$415,000 (Attachment 2).

As directed by the CIC at the February 20, 2007 meeting, CIC staff is evaluating options for creating a more consistent, non-sloping design for the northern elevation of the garage. The cost of revising the northern elevation design will be presented at the April CIC update, along with the cost of other potential scope additions (i.e., value-engineering changes) and a recommendation for a minimum contingency that should be maintained throughout the project.

Cineplex

AEA's construction financing was finalized with Bank of Alameda, and the cineplex ground lease and historic Theater building lease were executed between AEA and the CIC, per the approved Disposition and Development Agreement (DDA) for the project. AEA's contractor mobilized on the cineplex site on March 19, 2007.

BUDGET CONSIDERATION/FINANCIAL IMPACT

There are no proposed changes to the CIC's total budget for the Alameda Theater, Cineplex, and Parking Garage project.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

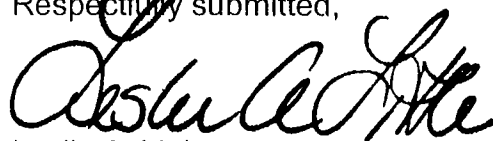
Alameda Downtown Vision Plan 2000 – Action B1.0 – Renovate/restore Alameda Theater.

Alameda Downtown Vision Plan 2000 – Action F4 – Consider building a parking structure as part of a Downtown parking management program.

RECOMMENDATION

This report is for information only. No action is required.

Respectfully submitted,



Leslie A. Little
Development Services Director

By: 
Dorene E. Soto
Manager, Business Development Division

Honorable Chair and
Members of the Community Improvement Commission

March 20, 2007
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By: Jennifer Ott
Redevelopment Manager

DK/LAL/DES/JO:rv

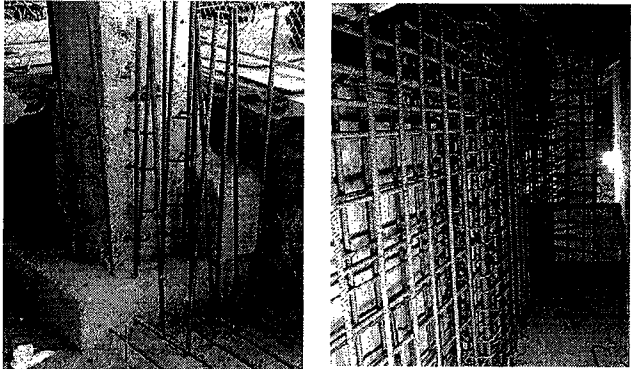
Attachments:

1. Monthly Progress Status Report for the Alameda Theater Rehabilitation and Restoration
2. Monthly Progress Status Report for Civic Center Parking Garage
3. Alameda Theater Project Schedule Update

Monthly Progress Status Report

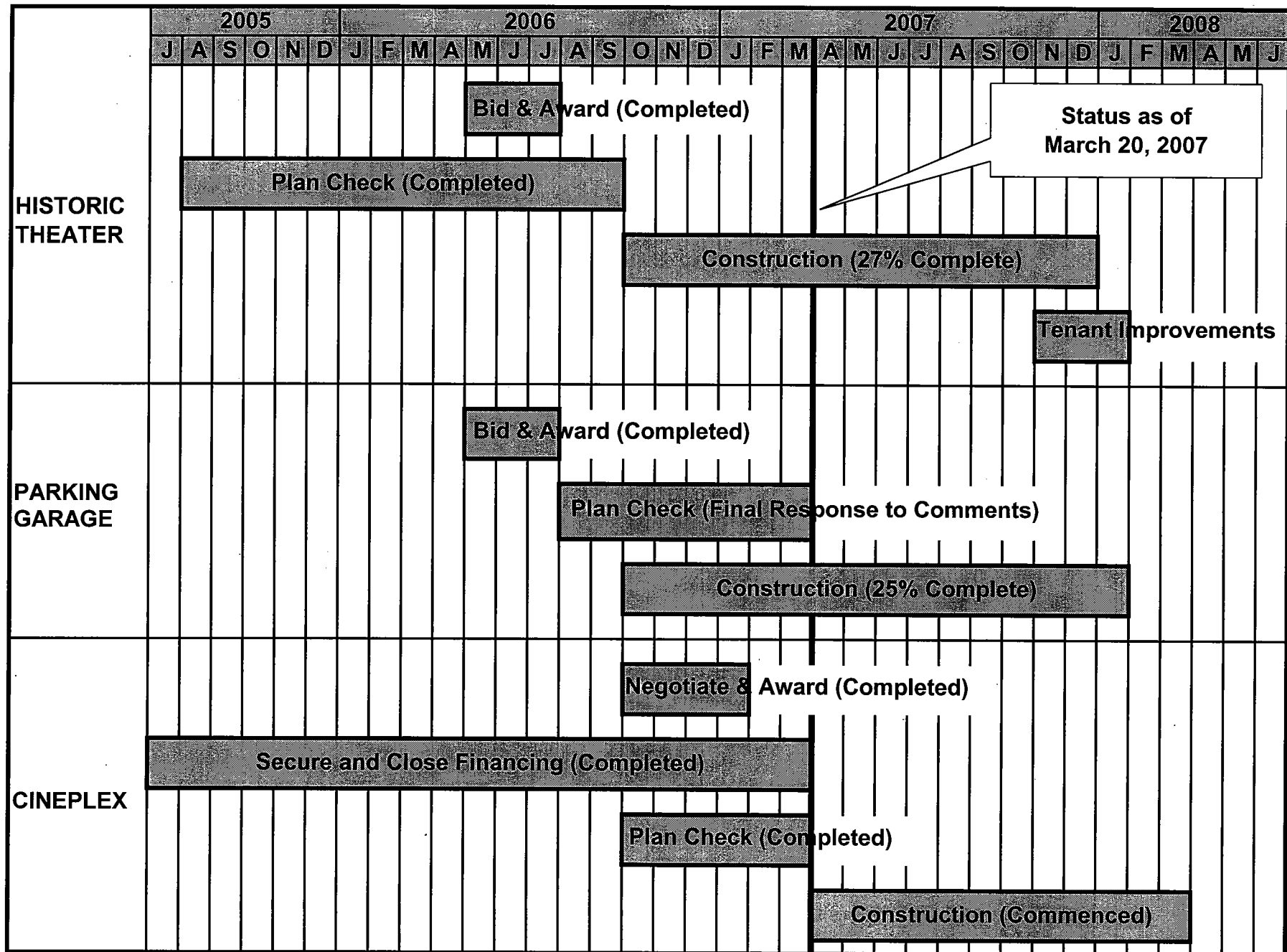
Alameda Theater Rehabilitation and Restoration

City of Alameda
March 20, 2007 CIC Meeting

BUDGET			CONTRACT	
			Original Contract Amount	\$8,800,000
			Previous Changes	(\$9,113)
			Executed Change Orders	
			Add Main Disconnect Switch	\$7,501
			Subtotal Executed Changes	\$7,501
PAYMENTS			Pending Change Orders (Cost Estimates)	
			Additional Seismic Doweling	\$30,000
			Unforeseen Hazardous Materials Abatement	\$17,300
			Alleyway Sewer Cleanouts/Street Grinding	\$15,000
			AP&T Electrical Changes	\$30,000
			Revise Electrical Room	\$35,000
			Re-Routing Power to Viva Mexico	\$13,500
			Temporary Alleyway Trash Enclosure	\$2,500
			Subtotal Pending Change Orders	\$143,300
			Total Changes	\$141,688
			Estimated Revised Contract Amount	\$8,941,688
			Remaining Contingency	\$964,352
CONTRACT STATUS			PICTURES	
Schedule	Notice to Proceed:	10-Nov-06		
	Contract Calendar Days:	410		
	Time Extensions:	0		
	Scheduled Completion:	15-Dec-07		
	Time Used:	111		
	Time Remaining:	299		
	Percent Time Expended :	27%		
Cost	Base Bid Amount:	\$8,800,000		
	Amount Paid to Date:	\$2,013,409		
	Percent Cost Expended:	23%		
	Change Orders to Date:	(\$1,612)		
	Pending Change Orders:	\$143,300		
	Project Cost:	\$8,941,688		
Percent Contingency Expended:		13%		
MILESTONES				
Milestone	Baseline	Forecast	Approved	
Notice to Proceed	11/10/2006	11/10/2006	11/10/2006	
Substantial Completion	11/10/2007	11/10/2007		
Final Completion	12/15/2007	12/15/2007		
PROJECT STATUS				
Work Completed		• Continued with Electrical, Mechanical and Plumbing Rough-In		
This Period:		• Commenced Fire Alarm and Aisle Lighting Work		
This Period:		• Excavated Storefront Footings		
		• Continued with Doweling for Storefront Footings		
		• Formed and Installed Rebar for Lobby Shear Wall		
		• Poured Lobby Shear Wall		
Work Projects				
Next Period:		• Scaffold Auditorium		
		• Begin Installing Electrical Main Service		
		• Begin Installing Fire Sprinklers		
		• Pour Storefront Footings		
		• Begin Marquee Restoration		
		• Finalize Theater Operator Tenant Improvement Coordination		
Status:		• Project is on Schedule		

Alameda Theater Project Schedule Update

ATTACHMENT 3



CITY OF ALAMEDA
MEMORANDUM

Date: March 20, 2007

To: Honorable Chair and
Members of the Community Improvement Commission

From: Debra Kurita
Executive Director

Re: Public Hearing for the Periodic Review of the Five-Year Implementation Plan:
FY 2004/05-2008/09, for the Business and Waterfront Improvement Project
and the West End Community Improvement Project

BACKGROUND

Section 33490 of Community Redevelopment Law requires that at least once within the five-year term of an Implementation Plan, the Community Improvement Commission (CIC) conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the Community Improvement Plan and the corresponding Implementation Plan for each redevelopment project within the jurisdiction and evaluating the progress of the redevelopment project.

The current Five-Year Implementation Plan, prepared as a joint document for the Business and Waterfront Improvement Project (BWIP) and the West End Community Improvement Project (WECIP), was adopted on September 28, 2004. (The Alameda Point Improvement Project is on a different Implementation Plan schedule.) The Implementation Plan outlines ongoing efforts in economic and housing redevelopment for fiscal years 2004/05 through 2008/09. The CIC must hold a public hearing to review the progress of the Implementation Plan no earlier than two years and no later than three years after adoption of the Implementation Plan.

State law specifies a procedure for holding and for noticing the public hearing. Notice shall be published in the newspaper and posted in at least four permanent places within the project area for a period of three weeks, and publication and posting shall be completed not less than ten days prior to the date set for hearing.

DISCUSSION

On February 15, 2007, the Economic Development Commission reviewed and forwarded the draft Periodic Review Report (Attachment 1) to the CIC. The Report details progress towards meeting the major goals of the Community Improvement Plans and presents the information organized in the layout of the existing Implementation Plans. Major

**Special CIC
Agenda Item #4-A
03-20-07**

accomplishments within the first half of the current Implementation Plan period include: start of construction on major catalyst projects (rehabilitation of historic Alameda Theater, new downtown parking garage), ongoing development of Bayport Alameda and entitlement of Alameda Landing (conversion and reuse of East Housing and the Fleet Industrial Supply Center), redevelopment of Bridgeside Shopping Center, completion of Park and Webster Streetscape projects, and ongoing business recruitment and retention efforts.

The Periodic Review Report also includes an assessment of how the CIC has been meeting its obligations with respect to affordable housing, providing a report of deposits to the Low and Moderate Income Housing Fund for each fiscal year that the Implementation Plans have been in effect, through the end of Fiscal Year 2005. It also includes an accounting of new or substantially rehabilitated units produced; indicates how many of these units are affordable to very-low, low-, and moderate-income households; and estimates how many additional units will be produced during the remainder of the five-year period for each Project Area.

Notice requirements for the public hearing are established in Section 6063 of the Government Code. As required, notices of the joint public hearing were physically posted in four permanent locations within each redevelopment project area, and newspaper advertising appeared in the *Alameda Journal* on February 23, March 2, and March 9, 2007 (Attachment 2 – Public Notice; Attachment 3 – Location Posting Matrix). In addition, notices were posted at the Main Library and at City Hall.

BUDGET CONSIDERATION/FINANCIAL IMPACT

Costs associated with the Review are provided for in the adopted CIC FY 2006-07 budget. There is no fiscal impact to the General Fund.

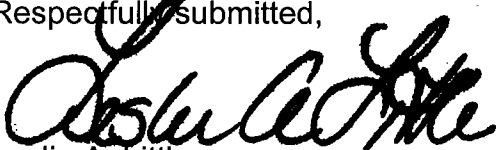
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

The Periodic Review of the Community Improvement Plans and the joint Five-Year Implementation Plans for the BWIP and WECIP is consistent with the adopted plans and with Community Redevelopment Law.

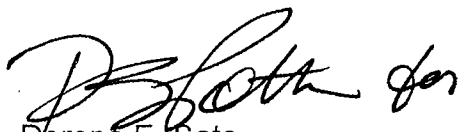
RECOMMENDATION

Conduct a Public Hearing and take testimony and comment on progress on the Community Improvement Plans and the joint Five-Year Implementation Plan for the BWIP and WECIP.

Respectfully submitted,



Leslie A. Little
Development Services Director



By: Dorene E. Soto
Manager, Business Development Division



By: Rachel Silver
Development Manager, Housing

DK/LAL/DES/RS:rv

Attachments: Attachment 1 - Periodic Review Document
Attachment 2 - Public Notice
Attachment 3 - Location of Postings

**COMMUNITY IMPROVEMENT COMMISSION
of the
CITY OF ALAMEDA**

PERIODIC REVIEW

OF

FIVE-YEAR IMPLEMENTATION PLAN:

Fiscal Years 2004/05 – 2008/09

BUSINESS AND WATERFRONT IMPROVEMENT PROJECT

WEST END COMMUNITY IMPROVEMENT PROJECT

As Required By

California Health & Safety Code Section 33490

March 2007

City of Alameda
Development Services Department
950 West Mall Square, Second Floor
Alameda, CA 94501
510-749-5800

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**PERIODIC REVIEW of the COMMUNITY IMPROVEMENT PLANS and
FIVE YEAR IMPLEMENTATION PLAN for the BWIP AND WECIP**

Pursuant to Section 33490 of the California Health and Safety Code, this report reviews progress of the Community Improvement Plans and Five Year Implementation Plan for the Business and Waterfront Improvement Project (BWIP) and the West End Community Improvement Project (WECIP). The current Five Year Implementation Plan, prepared as a joint document for the two project areas, was adopted on September 28, 2004. The Implementation Plan outlines on-going efforts in economic and housing redevelopment for fiscal years 2004/05 through 2008/09. The Community Improvement Commission (CIC) must hold a public hearing to review the progress of the implementation plan no earlier than two years and no later than three years after adoption of the implementation plan.

The Implementation Plan identifies specific goals and objectives for each project area and the specific programs, including potential projects and estimated expenditures proposed to be made during the five year period. Specific projects listed are intended to be used as typical examples only, and the CIC may modify programs and projects as need and opportunities arise.

I. BACKGROUND

In 1982, the City of Alameda established the Community Improvement Commission (CIC) to take advantage of the unique planning and financing system offered by California Redevelopment Law (CRL). The law provides the vital financial tools and legal authority to undertake various projects to improve social, economic, and physical conditions in the community.

The CIC has established three Redevelopment Project Areas: the Business and Waterfront Improvement Project (BWIP), the West End Community Improvement Project (WECIP), and the Alameda Point Improvement Project (APIP). The first two project areas have the same Implementation Plan schedules. APIP follows a different Implementation Plan schedule.

In 2003, the BWIP/WECIP Redevelopment Plan Fiscal Merger and Amendments were adopted. While the BWIP and WECIP were merged, fiscally, they are still separate project areas whose plans must be documented separately. Both progress reports, however, can be included in one document, which is the format used with this report.

II. GOALS AND OBJECTIVES

The established goals and objectives of the BWIP and WECIP are provided below. These were prepared by the CIC at the time of adoption of the Project Areas.

II-1 Business and Waterfront Improvement Project

The Business and Waterfront Improvement Project Area was adopted in 1991. The original BWIP area includes the Park Street and Webster Street business districts, two neighborhood commercial districts along Lincoln Avenue, most of the estuary waterfront from Tilden Way to the former Alameda Naval Air Station, now Alameda Point, the Civic Center, and the primary entrances to the City. In 2003, area was added to the BWIP through the amendment process. This area includes approximately 123 acres of former federal property including the Navy's former East Housing area and a portion of the Fleet Industrial Supply Center (FISC) facility.

The major goals of the BWIP, which are stated in Section 100 of the BWIP Community Improvement Plan (CIP), include:

- A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including among others, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or vacancies, incompatible and uneconomic land uses, substandard alleys and inadequate or deteriorated public improvements, facilities and utilities.
- B. The strengthening of retail and other commercial functions in the historic downtown areas and the Lincoln historic neighborhood commercial areas.

- C. The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial/light industrial expansion, employment and economic growth.
- D. The replanning, redesign and development of underutilized areas that are stagnant or improperly utilized.
- E. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- F. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- G. The provision of adequate land for parking and open spaces.
- H. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements, which provide unity and integrity to the entire project.
- I. The expansion and improvement of the community's supply of low- and moderate-income housing.
- J. The expansion and improvement of the community's supply of market rate housing.

II-2 West End Community Improvement Project

The West End Community Improvement Project (WECIP) was created in 1983 to assist in the financing of streets, utilities, and other public improvements necessary to alleviate blight on properties along the Oakland/Alameda estuary and to make private sector investment economically feasible. The primary accomplishment of the Project is Marina Village, a successful mixed-use development. The major goals of the WECIP are stated in Section IV of the WECIP Community Improvement Plan, and include the following:

- A. To provide a more diversified and stable economic base for the Project Area and community.
- B. To provide safer, more efficient, and economical movement of persons and goods within the Project Area and community.
- C. To conserve and improve existing public facilities and to provide new such facilities as needed for the full and complete development of the Project Area and community.
- D. To provide additional housing opportunities for the Project Area and community.

- E. To provide additional employment opportunities for residents of the community.
- F. To enhance the natural areas of the West End part of Alameda and emphasize its favorable environmental factors.

III. IMPLEMENTATION PLAN ACCOMPLISHMENTS – NON-HOUSING PROGRAMS

III-1 BWIP

- A. Implementation of recommendations in the General Plan, Economic Development Strategic Plan, Downtown Visioning Plan or Areawide Strategy, or Citywide Retail Policy. Examples of programs necessary for high quality development within the BWIP include regulatory changes (revisions to the General Plan and Zoning Ordinance), fiscal impact analyses, business recruitment coordination, parking management strategies, and commercial incentive outreach programs.

STATUS:

- ◆ Regarding implementation of the Economic Development Strategic Plan (EDSP) and Downtown Visioning Plan, in March 2001, City Council and the CIC adopted an Implementation Program for the EDSP, the Downtown Vision and Housing Forum Recommendations.

RESULTS: In 2006, the Economic Development Commission held community workshops and met with local stakeholders to review and adjust the overall direction of the EDSP at its five-year mid-point review and to report to the CIC and the community on the progress of creating office and industrial jobs, increasing the availability and quality of retail goods and services, promoting business travel and limited impact tourist attractions, developing recreational and entertainment facilities, and encouraging affordable housing for current and future employees.

- ◆ Regarding implementation of parking management strategies, in September 2006 the City initiated a Parking Demand and Management Study for its two main street retail districts.

RESULTS: The study—expected to be completed in the Spring 2007—will provide the basis for developing a comprehensive strategy to efficiently use available parking in the core commercial areas, which will also help foster in-fill development and the utilization of historic buildings.

- ◆ Regarding implementation of business recruitment coordination, and commercial incentive outreach programs, staff continues with its business

retention and attraction programs, including site visits, advocacy and assistance with the permitting process and a Quarterly Commercial Real Estate Forum.

RESULTS: Staff visited companies contemplating expansion, nearing the end of their lease arrangements, or meriting special attention and appreciation from the City. Staff wrote letters of support for Convergent Technologies and Ettore Products as part of their applications for Industrial Development Bonds to help secure their presence in Alameda. The City hosts a Quarterly Commercial Real Estate Forum, which is attended by a core group of local commercial property owners, brokers, developers, financial lenders, and representatives from Alameda Power & Telecom to discuss what the City can do to better position itself and to discuss issues related to maintaining the vitality of the business parks.

- B. Facilitation of high priority privately or publicly sponsored catalyst development projects in the form of financial/ engineering/architectural/environmental analyses, site planning and project development, toxic remediation, land acquisition, etc. Catalyst projects will focus on initiatives that cost-effectively achieve the goals of the BWIP, encourage private investment, increase BWIP assessed value, and help achieve energy conservation and transportation system management objectives. Possible projects include: development or rehabilitation of commercial or entertainment facilities in commercial districts; reuse and/or redevelopment of underutilized sites in the Northern Waterfront as may be identified in the Northern Waterfront Plan; adaptive reuse of existing industrial or commercial sites including, but not limited to, non-traditional residential activities such as live/work spaces, and acquisition, disposition or reuse of underutilized public or privately owned properties.

STATUS:

- ◆ Regarding Alameda Theater Project - The CIC has approved a Disposition and Development Agreement (DDA) with a theater developer.

RESULTS: Developer has completed project design review; submitted construction drawings for plan check; and secured equity investment and conditional construction financing from local bank. CIC acquired historic Alameda Theater and adjacent property to facilitate development of all components of the Alameda Theater Project. Additionally, CIC executed a construction contract for the rehabilitation and restoration of the historic Alameda Theater. Project also includes a parking structure discussed in section E below.

- ◆ Regarding conversion and reuse of East Housing and the Fleet Industrial Supply Center ("FISC") the CIC negotiated and executed a Disposition and Development Agreement (DDA) with Catellus Corp. for reuse of 215 acres

of closed federal property, the first phase of reuse of the former Naval Air Station, and the area known as East Housing, was originally included in a portion of the APIP and was merged into the BWIP in 2003.

RESULTS: Demolition, grading and public backbone infrastructure improvements are complete. As of October 31, 2006, the CIC has conveyed 438 out of 485 lots to the Master Developer, issued 374 building permits for construction. As of the same date 273 out of the 485 homes have been sold. Build out of the residential phase of the Project is expected by the end of 2008. Construction of 52 affordable low and very low rental units and 10 moderate-income homeownership units were complete in June 2006. A new K-8 school was completed and opened in August 2006. The new community neighborhood park opened in December 2006.

In December 2006 the second phase of development at the FISC was re-entitled from 1.3 million square feet of office, research and development space to a mixed use development which will consist of 400,000 square feet of office, 320,000 square feet of retail and an additional 300 units of new residential housing.

- ◆ Regarding reuse and redevelopment of Bridgeside Shopping Center, staff negotiated a DDA with Regency Realty Group, Inc. for purchase of the Bridgeside Shopping Center and redevelopment of the community shopping center. The City Council approved the DDA on December 3, 2003.

RESULTS: The Center is currently under construction, and some of the smaller tenants opened at the end of 2006. Construction is expected to be completed in March 2007 with the opening of the anchor tenant Nob Hills grocery.

- ◆ Regarding reuse and redevelopment of the vacant lot at the Southwest corner of Pacific and Webster, the CIC entered into an Owner Participation Agreement with Alameda Hospitality, LLC (Sandip Jariwala) for construction of a \$4.75 million, 50-room Hawthorne Suites hotel and 1,150 square feet of first-floor retail space at 1628 Webster Street (cross street Pacific Avenue). The OPA provides for \$121,000 of tax increment funding to cover a portion of the total \$270,000 for fees and mitigation, which funding is conditioned upon completion of the project. Repayment of funds would be obtained through increased tax increment as a result of the project.

RESULTS: Construction completed in June 2003. Developer recently submitted plans to increase hotel size with 16 additional rooms.

- ◆ Regarding re-use and redevelopment of under-utilized sites in the Northern Waterfront, in 2006, the CIC amended the BWIP Redevelopment Plan so

that land use designations in the BWIP would refer to the General Plan as amended from time to time, eliminating the need for future BWIP redevelopment plan amendments for the remaining parcels in the Northern Waterfront area.

RESULTS: Warmington Homes is currently obtaining design review and other entitlements for Grand Marina Village, a 40-unit residential project.

- ◆ Regarding preparation of a Northern Waterfront General Plan Amendment encompassing areas of both the BWIP and the WECIP, the Plan will determine the future land use, and the transportation and circulation systems for the area.

RESULTS: Staff has completed a General Plan Amendment (GPA) and Draft Environmental Impact Report (DEIR) that will facilitate redevelopment of the remaining Northern Waterfront area as mixed-use. The GPA and DEIR are scheduled to be presented to the Planning Board and City Council for approval in February and March 2007, respectively.

- C. Support for ongoing activities aimed at business retention/ attraction, business promotion, and enhancement of the economic mix in the BWIP area. Potential projects include creating and implementing, or contracting with local and regional business associations for design, promotional and business retention and attraction activities to strengthen retail and commercial business districts in the City's redevelopment areas.

STATUS:

- ◆ Regarding business retention/attraction, business promotion, and enhancement of the economic mix, gap funding for business association staffing was provided to two Main Street business associations, Park Street and West Alameda Business Associations. Both Associations have Economic Restructuring Committees, which conduct business attraction.

RESULTS: Professional staffing has been maintained for Park and West Alameda Main Street Projects (Park Street Business Association and West Alameda Business Association). (Note: Commercial Revitalization (CR) funds were used to provide support for business promotion activities of Greater Alameda Business Association, which assists the businesses within neighborhood commercial districts.)

- ◆ Regarding ongoing marketing and outreach campaigns, staff continues with its business retention and attraction programs.

RESULTS: During the past fiscal year, these included: 1) site visits to 13 companies, including those contemplating expansion, nearing the end of their lease arrangements, or meriting special attention and appreciation from the City; 2) advocacy and assistance with the permitting process, including writing letters of support for Convergent Technologies and Ettore Products as part of their applications for Industrial Development Bonds to help secure their presence in Alameda; and 3) Quarterly Commercial Real Estate Forums attended by a core group of local commercial property owners, brokers, developers, financial lenders, and representatives from Alameda Power & Telecom to discuss what the City can do to better position itself and to discuss issues related to maintaining the vitality of the business parks.

- ◆ Regarding the Downtown Vision Goal of improving retail mix, staff retained a “Main Street” retail recruitment consulting firm to help retain and attract high quality retail tenants to the Park Street and Webster Street commercial districts.

RESULTS: Recruitment efforts include development of a marketing brochure, a marketing plan for attracting targeted retail tenants, and a branding identity for each district; as well as property owner and business owner workshops, representation at regional retail conferences, retail and broker luncheons, and one-on-one property owner consultations, as necessary.

- D. Design and construction of streetscape improvements. Projects include, but are not limited to, the Webster Renaissance Project and the Park Street Streetscape Project.

STATUS:

- ◆ Regarding streetscape improvements, MTC awarded the City a \$921,000 grant to be matched with a \$500,000 CIC tax increment contribution for design and construction of Phase One of the Park Street Streetscape and Town Center Project, consisting of curb extensions along Park from Central to Lincoln and a transit hub on Santa Clara between Park and Oak. (See also Webster Renaissance Project Streetscape below, under WECIP Projects.)

RESULTS: Phase I of the Streetscape Project has been completed with federal funding secured (\$1,000,000) to implement Phase II of the Project.

- E. Improvements to public infrastructure and facilities that are of benefit to the BWIP and allowed by Community Redevelopment Law. Possible improvement projects include transportation, parking, storm drains, sidewalks, curbs, gutters, sewer lines and laterals, and projects as may be described in the Economic Development Strategic Plan and the Downtown Visioning Plan. Examples of

possible projects include: developing more public parking on Webster and Park Streets.

STATUS:

- ◆ Regarding improvements to public infrastructure and facilities, an Owner Participation Agreement with Mariner Square for the construction of a 100,000-square-foot dry boat storage facility was approved and land was sold to Aegis Assisted Living for the construction of a 98-room, 89,000-square-foot senior assisted living facility.

RESULTS: The Mariner Square Dry Stack opened in April 2005 with storage space for up to 240 boats. The Aegis Assisted Living project was completed in late spring 2006 under the name of Cardinal Point. The project also included the installation of a new segment of public shoreline access through the property.

- ◆ Regarding Park Street Business District Parking Structure Project - The CIC selected a site for a downtown parking structure adjacent to Alameda Theater project.

RESULTS: CIC conducted a parking garage feasibility study and selected the site adjacent to the Alameda Theater project for a 340+ space downtown parking structure. CIC staff obtained all entitlement and design review approvals for the proposed parking structure and is responding to final plan check comments. CIC executed a construction contract for the construction of the new parking structure and has commenced grading and excavation. Substantial completion is anticipated by the end of December 2007.

- ◆ See also “Park Street Streetscape and Town Center Project” under section D above.

- F. Development of design improvements and coordinated design standards for Webster Street and Park Street. Possible projects include construction of additional phases of streetscape improvements, financial assistance for facade improvements of commercial buildings, seismic upgrading, the adaptive reuse of key landmark buildings, and projects as may be described in the Economic Development Strategic Plan and the Downtown Visioning Plan.

STATUS:

- ◆ Regarding design improvements and standards, the Park Street Business District is working to develop design guidelines for its area. Design guidelines for Webster Street were developed by West Alameda Business Association and adopted by the Planning Board in 2001. The façade grant

program continues operation and annually provides design assistance and partial funding to business owner/operators to upgrade their storefronts.

RESULTS: Façade grants have improved over 20 storefronts in both the Park and Webster Street Business Districts.

- G. Expenditures required under existing pass-through agreements with Alameda Unified School District (AUSD), the East Bay Regional Park District (EBRPD), the Peralta Community College District, Alameda County and Alameda County Superintendent of Schools to alleviate burden and detriment associated with the establishment of the BWIP as well as to address social blight issues within the BWIP. Specific projects include: land acquisition and capital improvements to AUSD facilities serving the BWIP; funds to the EBRPD for roadway access improvements to recreational facilities at Ballena Bay Point/McKay Avenue; funds to Peralta Community College District for transportation improvements at West Campus Drive/Ralph Appezato Memorial Parkway and related access points to the College of Alameda; and other capital facility projects at the College of Alameda of mutual interest to the District and the CIC.

STATUS:

- ◆ The CIC is required to share tax increment with various taxing entities, pursuant to terms of existing Agreements.

RESULTS: Pass-through payments have been made according to terms of Agreements.

- H. Payments as may be required by State law in order to meet State-mandated Education Revenue Augmentation Fund (ERAF) requirements.

STATUS:

- ◆ The last ERAF payment required by the FY 05-06 was financed through the California Statewide Community Development Authority.

RESULTS: The total ERAF payment of \$670,341.68 will have a maximum annual payment of \$97,002 until FY 15-16.

- I. Administrative and personnel costs associated with carrying out all of the above programs, projects and expenditures.

STATUS:

- ◆ Ongoing

III-2 WECIP

- A. The "Owner Participation Agreement" between the CIC and the Alameda Marina Village Associates and the "City Cooperation Agreement" between the City and the Alameda Marina Village Associates/Alameda Marina Center Associates. Prior to the 2003 Merged Bond Issue, this agreement required the non-housing revenues be allocated to reimburse property owners for special (property tax) assessments related to public improvements in the Marina Village development. Currently, the total amount due to owners is 66.67% of non-housing revenues, (See Table 7 A). The next change to the Marina Village reimbursement figure is scheduled for 2008, and the amount due will be tied to the Assessment Bond obligations, which expire in 2014. Instead of using Tax increment for repayment, bond proceeds equal to the present value of the total remaining balance is set aside in an interest-bearing account. Rebates are withdrawn from the bond fund account twice a year.

STATUS:

- ◆ The principal activity for the WECIP during the evaluation period was implementation of the Owner Participation Agreement associated with the Marina Village mixed-use development. Under terms of the agreement, property owners are reimbursed for a portion of the debt service cost of an assessment district bond issue used to finance public improvements.

RESULTS: Property owners in Marina Village reimbursed at an average level of 70 percent of special assessments paid by the owner.

- ◆ The City Council amended the Marina Village Master Plan and the City's General Plan at the property owner's request to allow the development of a 143,000-square-foot, four-story office building and public open space plaza over the former Shipways dry docks known as the Head Houses.

RESULTS: Entitlements have been granted for the last phase of development at Marina Village.

- B. Other WECIP non-housing projects may include design and construction of traffic and streetscape improvements, including environmental review as necessary. Examples of non-housing projects include: the Atlantic Avenue Linear Greenway, streetscape improvements along the Webster Street corridor, toxic remediation within the public right-of-way, the abandoned rail line on Atlantic Avenue, improvements to other public facilities directly serving the WECIP, and such projects as may be further defined in the Northern Waterfront Plan.

STATUS:

- ◆ Regarding design and construction of streetscape improvements, Phase I of the Webster Renaissance Project is now complete. Funding for Phase II was

sought through submission of a grant application to the Metropolitan Transportation Commission, the partial funder of Phase I; however, the application was denied. Funding will continue to be sought to enable the implementation of Phase II.

RESULTS: Phase I of the Project, which spans five blocks down Webster Street from Central to Pacific, features new sidewalks, streetlights, benches, curb extensions and plantings. The completed Phase I presents a revitalized and vibrant appearance, thereby setting the stage for more redevelopment.

- C. Payments as required by State law in order to meet State-mandated Education Revenue Augmentation Fund (ERAF) requirements.

STATUS:

- ◆ The last ERAF payment required by the State FY 05-06 was financed through the California Statewide Community Development Authority.

RESULTS: The total ERAF payment of \$670,341.68 will have a maximum annual payment of \$97,002 until FY 15-16.

- D. Administrative and personnel costs associated with carrying out the above projects and repayment of obligations to the City pursuant to the City/CIC Cooperation Agreement.

STATUS:

- ◆ Ongoing

IV. IMPLEMENTATION PLAN ACCOMPLISHMENTS – HOUSING PROGRAMS

IV-1 Introduction

The periodic review of the Community Improvement Plans and the Five-Year Implementation Plans includes an assessment of how the CIC has been meeting its obligations with respect to affordable housing. This section provides a report of deposits to the Low and Moderate Income Housing Funds for each fiscal year that the Implementation Plan has been in effect. It also provides an accounting of new or substantially rehabilitated units produced, indicates how many of these units are affordable to very low, low and moderate income households and projects how many additional units will be produced during the remainder of the five year period for each Project Area. Finally, it addresses how the CIC has targeted expenditures from housing funds.

IV-2 BWIP

Section III-3 of the Five-Year Implementation Plan specifies how the CIC will meet its requirements for affordable housing for the BWIP under Community Redevelopment law. Specifically, it is stated that 1,060 new units would be developed in this area during the five-year period of 2004-2009. This information is reported in detail in the Five-Year Implementation Plan, "Projected BWIP Housing Development", and in Table 1 below. During the period of 2004-06, 1,050 new units were projected. Ten new units were projected for FY 2006-07, and none for the remainder of the five-year period 2007-09. In the period 2004-06, 280 new units were completed, all part of the Bayport, Alameda development along Appezzato Memorial Parkway between Main Street and the College of Alameda. Although the rate of production has been slower than originally projected, there are many units in the pipeline or under construction, and the total number of new units projected in the five-year period 2004-2009 remains virtually the same.

Table 1 Original Projections, Revised Projections and New Units Completed in the BWIP, 2004 - 2009

FY	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Original Projections	182	868	10	0	0	1060
Revised Projections	102	178	124	105	552	1061
New units completed	102	178				280

State law requires that at least 15 percent of all new or rehabilitated units developed by public or private entities other than the CIC be available to persons of low or moderate income, and at least 40 percent of this 15 percent be available to persons of very low income. The Five-Year Implementation Plan projects the number of inclusionary units to be developed during the five-year period of 2004-2009. It was originally estimated that 235 inclusionary units would be built for very low, low and moderate-income families within the time period 2004-09 in the BWIP. In 2004, the CIC increased the inclusionary requirement in redevelopment areas from 15 percent to 25 percent. Many of the residential projects completed and projected for the BWIP are 100 percent affordable developments. Applying the new 25 percent requirement to the market rate developments, it is now estimated that 274 inclusionary units will be completed in the BWIP within the 2004-09 time period (see Table 2 below).

Table 2 Inclusionary Units Completed in the BWIP and New Projections, 2004-2009

BWIP Inclusionary Units	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Very low income units	0	32	0*	2*	67*	101
Low income units	0	20	0*	4*	33*	57
Moderate income units	12	20	18*	8*	58*	116
Total Inclusionary	12	72	18*	14*	158*	274

*New Projections.

Of the 280 units completed in the first two years of the five-year period, 84 are inclusionary, with 32 affordable to very low income households, 20 affordable to low income households and 32 affordable to moderate income households. Units completed include 52 rental units and 32 homeownership units, all within the Bayport Alameda community. It is projected that 190 affordable units will be produced in the remaining three years 2006-2009. Of these 190 units, 69 will be affordable to very low income households, 37 will be affordable to low income households, and the remaining 84 will be affordable to moderate income households. Anticipated inclusionary units include 39 rental units and 16 homeownership units within the Bayport Alameda community, as well as eight new homeownership units at Buena Vista Commons. The units at Buena Vista Commons, which broke ground in 2006, are being constructed by Habitat for Humanity East Bay using its self-help/community build model. It is anticipated that inclusionary production in the BWIP within the implementation plan period will exceed the CRL 15% inclusionary requirement.

Section III-3 of the Implementation Plan specifies the projected Housing Fund Set-Aside for the BWIP. Estimated and actual revenues for the BWIP are shown in Table 3 below.

Table 3 Estimated and Actual Revenues and Unencumbered Fund Balance for the BWIP, 2004-2006 (in Thousands)

	Revenues 2004-05	Revenues 2005-06	Ending Balance 2005-06
Estimated	\$653.0	\$723.0	\$0.0
Actual	\$675.4	\$1,111.5	\$496.8

It was originally projected that \$653,000 in 20% set-aside funds would be collected during FY 2004-05. The total amount collected was \$675,400 for that period. During the period of 2005-06, \$723,000 was projected in BWIP revenues. Revenues collected for that period totaled \$1,111,500. The additional tax increment collected was due in large part to property taxes generated by development of the Bayport residential project. The fund balance as of the end of FY 2005-06 was \$496,800, with \$208,800 of this encumbered for housing development projects. In addition to the tax increment funds described above, as of the end of FY 2005-06 there were \$587,000 in unspent bond proceeds, all encumbered for housing projects. Finally, 40% of the 20% set-aside funds are segregated into a special fund called the District Housing Fund for use by Alameda Unified School District (AUSD). AUSD proposes to develop affordable rental housing at the site of Island High School. As of the end of FY 2005-06, there was a fund balance of \$2,013,800 in the District Housing Fund.

IV-3 WECIP

Section III-6 of the Five-Year Implementation Plan specifies how the CIC will meet its requirements for affordable housing for the WECIP under Community Redevelopment

law. Specifically, it stated that 84 new low-income units would be produced in a development located at the Alameda Beltline property, or at an alternative site within the Northern Waterfront area, during the period 2004-2009. This information is reported in detail in the Five-Year Implementation Plan, "Projected WECIP Housing Development", and in Table 4 below. During the period of 2004-06, 84 new units were projected. No additional units were projected for the remainder of the five-year period 2006-09. In the period 2004-06, no new units were completed. In addition to the 84 units originally projected, it is now projected that an additional 112 units will be built as part of the Shipways project in Marina Village.

Table 4 Original Projections, Revised Projections and New Units Completed in the WECIP, 2004 - 2009

FY	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Original Projections	0	84	0	0	0	84
Revised Projections	0	0	0	112	84	196
New units completed	0	0				0

State law requires that at least 15 percent of all new or rehabilitated units developed by public or private entities other than the CIC be available to persons of low or moderate income, and at least 40 percent of this 15 percent be available to persons of very low income. The Five-Year Implementation Plan projects the number of inclusionary units to be developed during the five-year period of 2004-2009. It was originally estimated that 84 inclusionary units would be built for low-income families within the time period 2004-09 in the WECIP. In 2004, the CIC increased the inclusionary requirement in redevelopment areas from 15 percent to 25 percent. However, a prior agreement covering Marina Village exempts the Shipways project from this requirement, and all 112 units are expected to be market rate. Past inclusionary production in the WECIP has exceeded CRL requirements by 79 units, and no new inclusionary units are required in the project area (see Table 5 below).

Table 5 Inclusionary Units Completed in the WECIP and New Projections, 2004-2009

WECIP Inclusionary Units	2004/05	2005/06	2006/07	2007/08	2008/09	Total
Very low income units	0	0	0	0	0	0
Low income units	0	0	0	0	84*	84
Moderate income units	0	0	0	0	0	0
Total Inclusionary	0	0	0	0	84*	84

*New Projections.

Section III-6 of the Implementation Plan specifies the projected Housing Fund Set-Aside for the WECIP. Estimated and actual revenues for the WECIP are shown in Table 6 below.

Table 6 Estimated and Actual Revenues and Unencumbered Fund Balance for the WECIP, 2004-2006 (in Thousands)

	Revenues 2004-05	Revenues 2005-06	Ending Balance 2005-06
Estimated	\$898.0	\$912.0	\$0.0
Actual	\$940.0	\$1,046.3	\$823.5

It was originally projected that \$898,000 in 20% set-aside funds would be collected during FY 2004-05. The total amount collected was \$940,000 for that period. During the period of 2005-06, \$912,000 was projected in WECIP revenues. Revenues collected for that period totaled \$1,046,300. The fund balance as of the end of FY 2005-06 was \$823,500, with \$245,700 of this restricted (deposited as a CD to replace a letter of credit for the 1992 housing bond when the letter of credit was cancelled in FY 03-04). WECIP 20% set-aside funds are used to retire debt service, to cover rent and operating subsidy for affordable units at the Independence Plaza senior housing project, for Down Payment Assistance loans and for other affordable housing projects. It is anticipated that no excess surplus will exist during the five-year Implementation Plan period.

IV-4 Expenditure Targeting Statutory Requirements for Housing

CRL requires Agencies to set aside in a separate low and moderate income housing fund at least 20% of all tax increment revenue generated from their project areas for the purpose of increasing, improving and preserving the community's supply of low and moderate income housing. Revisions adopted under AB 637, effective January 1, 2002, and SB 701, effective January 1, 2003, require Agencies to address how their Housing Fund expenditures meet Housing Fund Targeting requirements. Section 33334.4 of the Health and Safety Code includes the following:

- A. Income Targeting: each agency shall expend over each 10 year period of the implementation plan the monies in the Low and Moderate Income Housing Fund to assist housing for persons of low income and housing for persons of very low income in at least the same proportion as the total number of housing units needed for each of those income groups bears to the total number of units needed for persons of moderate, low, and very low income within the community, as those needs have been determined for the community.

- B. Targeting for Persons Regardless of Age: Each agency shall expend over the duration of each redevelopment implementation plan, the moneys in the Low and Moderate Income Housing Fund to assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 bears to the total population of the community as reported in the most recent census of the United States Census Bureau.

Income Targeting

Housing Fund expenditures must be targeted to assist very low and low income households in at least the same proportion as the total number of housing units needed to serve these income groups, as identified by the Regional Housing Need Determination (RHND) calculated by the Association of Bay Area Governments. Using the current RHND calculation, also known as the “fair share” allocation, at least 34% of the CIC Low and Moderate Income Housing Fund must be targeted to very low-income households and 20% to low-income households within each project area. In order to meet the RHND fair share calculation, the City of Alameda will need to develop 443 units affordable to very low-income households, 265 units affordable to low-income households, and 611 units affordable to moderate-income households.

It was projected that seventy-five percent (75%) of BWIP expenditures in the current period would be used to produce very low-income units, with the remaining twenty-five percent (25%) producing low-income units. Expenditures for the current period reflect tax increment funding for two developments and debt repayment for the 2003 Tax Allocation Bond, which refunded the 2002 Revenue Bonds. Bond proceeds provided funds for three developments (two of which were also funded with tax increment) and for infrastructure to serve two of those developments. The first development is a 52-unit project, which includes 20 units affordable for low and 32 units affordable for very low-income households. The second development consists of 39 units, all affordable to very low-income households. Both projects will be part of the Bayport Alameda development north of Appenzatto Memorial Parkway (formerly Atlantic Avenue) and west of Webster Street. Bond proceeds were used to provide infrastructure to these developments. The third development consists of eight new ownership units in the Buena Vista Commons project on Buena Vista Avenue, west of Webster Street. BWIP expenditures will subsidize six of the eight units – four for low and two for very low-income households.

For fiscal years 2004/05 and 2005/06, seventy-two percent (72%) of BWIP expenditures were used to produce very low-income units, with the remaining twenty-eight percent (28%) producing low-income units. Fund expenditures have been used and are targeted to produce very low and low-income units at a rate that exceeds regional targeting requirement. Table 7 lists actual and projected expenditures for each income category for all years in the current plan period covering 2004-2009.

Table 7 Income Targeting Expenditures: BWIP Housing Fund (Values in thousands of dollars)

FY	2004/05	2005/06	2006/07*	2007/08*	2008/09*	Total
ExpendituresVery Low Income	146	102	147	180	181	756
ExpendituresLow Income	59	38	50	62	62	271

*Projected

It was projected that sixty-three percent (63%) of WECIP expenditures in the current period would be used to produce very low-income units and twenty-five percent (25%) would be used to produce low-income units. Expenditures in the current period are primarily for debt service repayment of the 1992 Housing Revenue Bond, which was issued to refund the 1985 Tax Allocation Bond, ongoing subsidies to Independence Plaza, a Housing Authority senior housing project for which the City is contractually committed, and to fund the development of the 52-unit project in the BWIP described above. For fiscal years 2004/05 and 2005/06, fifty-nine percent (59%) of WECIP expenditures were used to produce very low-income units and twenty-seven percent (27%) were used to produce low-income units. Fund expenditures have been used and are targeted to produce very low and low-income units at a rate that exceeds regional targeting requirement.

Table 8 lists actual and projected expenditures for each income category for all years in the current plan period covering 2004-2009.

Table 8 Income Targeting Expenditures: WECIP Housing Fund (Values in thousands of dollars)

FY	2004/05	2005/06	2006/07*	2007/08*	2008/09*	Total
Expenditures Very Low Income	837	363	544	551	565	2860
Expenditures Low Income	415	142	212	214	220	1203

*Projected

Targeting for Persons Regardless of Age

As of January 2002, the Agency is required to target unit production to persons regardless of age in at least the proportion of the population under sixty-five to the total population, as listed in the latest Census. According to the 2000 Census, the City of Alameda's population of 72,259 persons consists of eighty-seven percent (87%) persons under the age of sixty-five, and thirteen percent (13%) over the age of sixty-five.

In the current period, the CIC projected that one hundred percent (100%) of BWIP funds would be targeted towards housing for persons regardless of age. In the WECIP, the contractual obligations to the Independence Plaza senior project will continue for the life of the WECIP. (In 1989, an all-senior 186-unit development was constructed in the WECIP, and the CIC entered into an agreement committing all 20 percent set-aside funds, not needed for debt service, to this project in order to subsidize rent and operations for the very low and low-income units.) The CIC projected that eighty-six percent (86%) of funds would be targeted to the senior housing project, and fourteen percent (14%) to housing for persons regardless of age; however, to the extent that there are any WECIP funds available after meeting existing debt and contractual obligations, these funds will be targeted solely to the development of housing available to persons regardless of age including families with children.

In fiscal years 2004/05 and 2005/06, one hundred percent (100%) of BWIP funds were spent for housing available to persons regardless of age including families with children. Fifty-six percent (56%) of WECIP funds were spent on senior housing, and forty-four percent (44%) for housing available to persons regardless of age, including families with children. For the remainder of the plan period, it is anticipated that one hundred percent (100%) of BWIP funds will be spent for housing available to persons regardless of age including families with children, and that eighty-six percent (86%) of funds will be spent for the senior housing project, and fourteen percent (14%) for housing for persons regardless of age; however, to the extent that there are any WECIP funds available after meeting existing debt and contractual obligations, these funds will be targeted solely to the development of housing available to persons regardless of age including families with children.



**NOTICE OF PUBLIC HEARING TO REVIEW THE
COMMUNITY IMPROVEMENT PLANS AND THE
CORRESPONDING IMPLEMENTATION PLANS FOR THE
BUSINESS AND WATERFRONT AND WEST END
COMMUNITY IMPROVEMENT PROJECTS**

NOTICE IS HEREBY GIVEN that the Community Improvement Commission of the City of Alameda (the "CIC") will hold a public hearing on March 20, 2007, at 7:25 p.m. in the City Council Chambers located at 2263 Santa Clara Avenue, Alameda, California, for the purpose of reviewing the Community Improvement Plans and the corresponding Implementation Plans for the Business and Waterfront and West End Community Improvement Projects and hearing testimony of all interested parties. A map showing the general locations in the City of Alameda of the Project Areas is attached hereto as Exhibit A.

Section 33490(c) of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) requires that every redevelopment agency, at least once within the five-year term of its implementation plan, shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing the redevelopment plan and the corresponding implementation plan for each redevelopment project within its jurisdiction and evaluating the progress of the redevelopment project.

At any time not later than the hour set forth above for the public hearing, any and all persons wishing to give testimony regarding the Implementation Plans may appear before the CIC for that purpose.

Interested persons may inspect and, upon payment of the costs of reproduction, obtain copies of the Community Improvement Plans and/or the Implementation Plans for the Business and Waterfront and West End Community Improvement Projects at the office of the Community Improvement Commission of the City of Alameda, located at Alameda Point Main Office, 950 West Mall Square, Second Floor, Alameda, California.

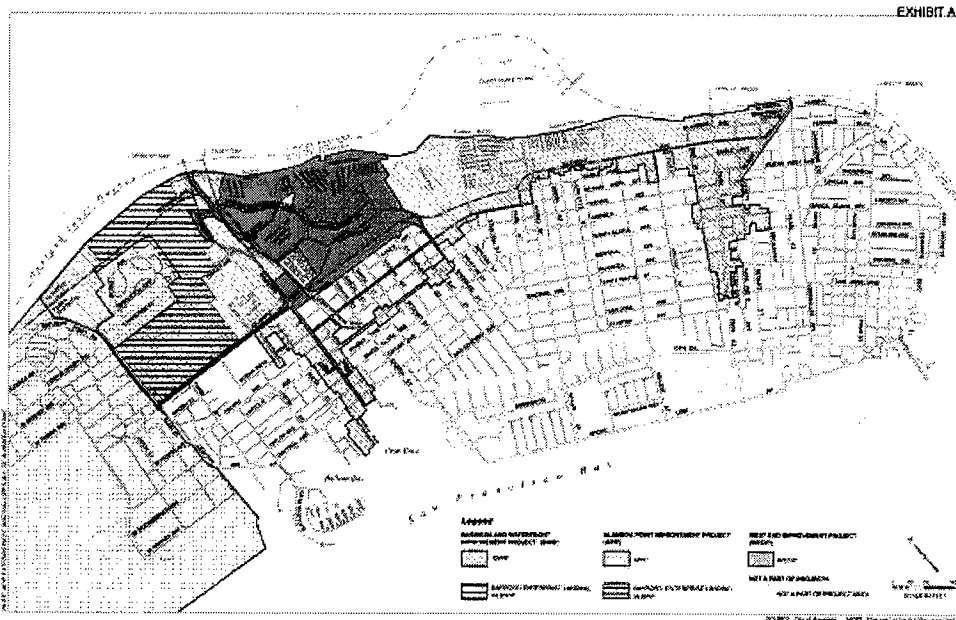
For further information, please call Rachel Silver, Development Manager, Housing, Development Services Department, (510) 749-5800.

By order of the Community Improvement Commission of the City of Alameda.

Dated: February 15, 2007

/s/ Debra Kurita

Debra Kurita
Executive Director
Community Improvement Commission of the
City of Alameda



LOCATION of POSTINGS

**PERIODIC REVIEW OF THE CITY OF ALAMEDA'S BWIP/WECIP/APIP
FIVE-YEAR IMPLEMENTATION PLANS
February 2007**

PROJECT AREA	LOCATION <i>(All postings to be done in appropriate locations within the vicinity of the identified site.)</i>	POSTED
BWIP	1) SE corner of Park Street and Central Ave. (traffic signal pole by Starbucks)	
	2) SW corner of Park Street and Central Ave. (traffic signal pole by Peet's Coffee)	
	3) SE corner of Webster Street and Central Ave. (traffic signal pole by Croll's Building)	
	4) NW corner of Webster Street and Lincoln Ave. (traffic signal pole by Shell station)	
WECIP	1) Marina Village Pkwy. and Challenger Dr. (west side traffic signal pole)	
	2) Marina Village Pkwy. and Challenger Dr. (east side traffic signal pole)	
	3) Atlantic Ave. side of Webster Square (light pole)	
	4) Atlantic Ave. and Constitution Way (traffic signal pole near Housing Authority)	

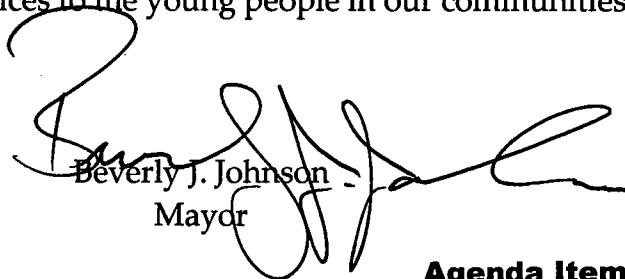
Proclamation

- WHEREAS,** the young people of Alameda, California are tomorrow's leaders; and
- WHEREAS,** many such young people need professional youth services to help them cope with a wide range of social and financial hardships; and
- WHEREAS,** there is one Boys & Girls Club organization in Alameda, providing services at this time to more than 200 young people annually; and
- WHEREAS,** the Boys & Girls Clubs are at the forefront of efforts in Character & Leadership Development; Education & Career Development; Health & Life Skills; the Arts; Sports, Fitness & Recreation; Substance Abuse Prevention; Delinquency Prevention and Literacy Programs; and
- WHEREAS,** the Boys & Girls Club organizations in our state help ensure that our young people keep off the streets, offering them a safe and supportive place to go and providing them with quality programs; and
- WHEREAS,** the Boys & Girls Clubs of Alameda will celebrate National Boys & Girls Club Week 2007 along with some 3,700 clubs, serving over 4.5 million kids nationwide.

NOW, THEREFORE, BE IT RESOLVED, that I, Beverly J. Johnson, Mayor of the City of Alameda, do hereby proclaim March 25 through March 31, 2007 as:

Boys & Girls Club Week

in the City of Alameda and call on the citizens of Alameda to join me in recognizing and commending the Boys & Girls Club organizations in our state for providing comprehensive, effective services to the young people in our communities.


Beverly J. Johnson
Mayor

**Agenda Item #3-A
03-20-07**

COMMENDATION

- WHEREAS,** Ruth Blackwell Herch was a legal services pioneer whose accomplishments, including her commitment and service to the tenants during a mass tenant termination at the Harbor Island Apartments, deserve recognition and commendation; and
- WHEREAS,** Ruth Blackwell Herch was exemplary in her efforts to assist the Harbor Island tenants, and was embraced by both tenant and landlord groups for her fair and impartial conduct of the mediation process; and
- WHEREAS,** Ruth Blackwell Herch was a tireless advocate and liaison, and, in her family's words, had a "lifelong commitment to championing the legal needs of an often disenfranchised and underprivileged clientele"; and
- WHEREAS,** Ruth Blackwell Herch was diligent in her service to minority communities and in representing the rights of the poor by steadily providing quality legal assistance and equal access to justice for the underrepresented; and
- WHEREAS,** Ruth Blackwell Herch exhibited an extraordinarily high level of professionalism and competence in her many positive acts as a pioneer black female lawyer, and won the respect and confidence of those who worked with her; and
- WHEREAS,** Ruth Blackwell Herch is being honored posthumously for her outstanding contribution and service to the citizens and community of the City of Alameda.

NOW, THEREFORE, BE IT RESOLVED that I, Beverly J. Johnson, Mayor of the City of Alameda, do hereby commend and honor Ruth Blackwell Herch for her distinguished leadership, dedication, heroic effort, resourcefulness, and energy, and for the expertise she provided to the Harbor Island tenants and the community-at-large; and

BE IT FURTHER RESOLVED that the City of Alameda, staff members, and the community officially thank Ruth Blackwell Herch and extend our deepest gratitude to her family, friends, and colleagues throughout the area for her significant contribution to the City of Alameda.


Beverly J. Johnson
Mayor

Agenda Item #3-B

03-20-07

UNAPPROVED

MINUTES OF THE SPECIAL JOINT CITY COUNCIL, ALAMEDA REUSE AND
REDEVELOPMENT AUTHORITY (ARRA), AND COMMUNITY
IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY- -FEBRUARY 20, 2007- -7:31 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 9:46 p.m.

ROLL CALL - Present: Councilmembers/Board Members/Commissioners
deHaan, Gilmore, Matarrese, Tam and
Mayor/Chair Johnson - 5.

Absent: None.

AGENDA ITEM

(07- CC/07- CIC) Recommendation to accept the Fiscal Year 2007
Second Quarter Financial Report and budget adjustments.

The Finance Director gave a brief presentation.

Mayor/Chair Johnson inquired whether reserve money is funding the
Golf budget, to which the Finance Director responded in the
affirmative.

Mayor/Chair Johnson inquired how much is being drawn from the
reserves.

The Finance Director responded the Fiscal Year would end with a
\$500,000 loss; stated depreciation is part of the loss; the net
cash loss is approximately \$250,000 to \$300,000.

Mayor/Chair Johnson stated the money used to supplement the Golf
budget was set aside for the Clubhouse; finding a way to stop
spending reserve money is important.

The City Manager stated several options are being considered; the
Golf Commission recommended a rate increase be presented to Council
at the March 20 City Council meeting.

Mayor/Chair Johnson stated that she is interested in cost savings
rather than a rate increase; rounds are declining; budget controls
need to be put in place; alarms should have gone off when reserve
money was being spent; a separate, inaccessible account should be
set for a reasonable operating reserve; the money has not been used
for the intended purpose.

Councilmember/Board Member/Commissioner Gilmore stated a resolution

could be adopted that states that the Golf Commission cannot spend more than a certain amount without Council approval.

Councilmember/Board Member/Commissioner deHaan inquired whether the approved budget included reducing reserves, to which the Finance Director responded in the affirmative.

Councilmember/Board Member/Commissioner deHaan stated Golf and Alameda Power and Telecom funds were used to balance the budget in 2005; inquired whether the amount has been reduced.

The Finance Director responded the Return on Investment (ROI) has been reduced from 1% to .3%.

Mayor/Chair Johnson stated that she likes Councilmember/Board Member/Commissioner Gilmore's suggestion; the budget should not use the net asset balance as part of the regular operating budget; the intended purpose is not to use the money for operations.

The City Manager stated the matter would be brought back to address impacts and recommend budget adjustments.

Councilmember/Board Member/Commissioner deHaan stated a short-term fix is needed; setting a benchmark would be a healthy start.

Mayor/Chair Johnson stated the budget would be set, not benchmarks.

Councilmember/Board Member/Commissioner Matarrese inquired whether the [General Fund] reserve would be over 20% with the adjustment, to which the Finance Director responded in the affirmative.

In response to Councilmember/Board Member/Commissioner Matarrese's inquiry about the amount, the Finance Director stated \$415,645.

Councilmember/Board Member/Commissioner Matarrese inquired whether spending \$400,000 on deferred maintenance would be better, to which the Finance Director responded that she would not recommend using the money for deferred maintenance; the matter could be considered in the next budget.

Councilmember/Board Member/Commissioner Matarrese stated the matter should be included in the next budget.

Councilmember/Board Member/Commissioner Gilmore stated discussions should address whether and when to build reserves back up to 25%.

Vice Mayor/Board Member/Commissioner Tam requested that the

discussion include a review of the reserve threshold needed to secure good bonding rates.

Councilmember/Board Member/Commissioner deHaan inquired why the reserve target is 25%.

The Finance Director responded 25% represents approximately two to three months of payables; stated 25% has been memorialized as part of the City's financial policies; the amount was temporarily reduced in order to meet deferred maintenance goals.

Councilmember/Board Member/Commissioner deHaan stated the reserve should get back to 25%; including a 1% to 2% increase in the next budget cycle would be nice.

Mayor/Chair Johnson stated the issue should be discussed; the 25% reserve was accumulated from deferring maintenance; the goal should be 25% but not at the expense of accumulating deferred maintenance.

Councilmember/Board Member/Commissioner deHaan stated the deferred maintenance backlog should be understood by the next budget.

The City Manager stated an infrastructure update would be presented.

Councilmember/Board Member/Commissioner deHaan inquired whether the ten-year forecast would be pursued.

The Finance Director responded the mid-year items would be added to the ten-year forecast; past performance is no predictor of the future.

Mayor/Chair Johnson inquired whether the sewer fund is lower than expected to which the Finance Director responded the sewer fund is lower because only a partial payment has been received from the County.

Mayor/Chair Johnson inquired when the proposed Golf resolution could come back, to which the City Manager responded 30 days.

The Finance Director stated the resolution could be addressed at the March 20 City Council meeting.

In response to Councilmember/Board Member/Commissioner deHaan's inquiry regarding Golf cost allocation charges, the Finance Director stated Council could decide not to charge a particular fund.

Mayor/Chair Johnson stated cost allocations reflect the cost of doing business; the General Fund or other departments would be subsidizing Golf operations if cost allocations were eliminated.

Councilmember/Board Member/Commissioner deHaan stated costs are standard overhead costs that should be a burden against the activity; the Golf Commission was under the interpretation that the money was going to the General Fund and being used as discretionary which is not the case; the Commission needs to understand that the costs support operations.

The Finance Director stated the general administrative services are a function found in any business; all operating departments need to share in the costs.

Councilmember/Board Member/Commissioner deHaan stated that he did not want any confusion.

Councilmember/Board Member/Commissioner Matarrese moved approval of the staff recommendation with direction to bring a resolution forward to mandate a balanced budget in the Golf Fund and to have a discussion on Reserve funds at the next budget cycle.

Vice Mayor/Board Member/Commissioner Tam seconded the motion.

Under discussion, Mayor/Chair Johnson stated the Council/Board/Commission requested that the resolution come back within 30 days; a balanced budget could be implemented sooner.

On the call for the question, the motion carried by unanimous voice vote - 5.

ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 10:18 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE SPECIAL CITY COUNCIL MEETING
TUESDAY- -MARCH 6, 2007- -5:45 p.m.

Mayor Johnson convened the Special Meeting at 5:55 p.m.

ROLL CALL - Present: Councilmembers deHaan, Gilmore,
Matarrese, Tam, and Mayor Johnson - 5.

Absent: None.

The Special Meeting was adjourned to Closed Session to consider:

(07-) Workers' Compensation Claim (54956.95); Claimant:
Jeremiah Harrison; Agency Claimed Against: City of Alameda.

(07-) Conference with Legal Counsel - Existing Litigation
(54953.9); Name of Case: Codino v. City of Alameda.

(07-) Conference with Labor Negotiators: Agency Negotiators:
Craig Jory and Human Resources Director; Employee Organizations:
All Bargaining Units.

Following the Closed Session, the Special Meeting was reconvened and Mayor Johnson announced that regarding Workers' Compensation Claim, Council heard the presentation and recommendation of staff and gave direction to staff; regarding Existing Litigation, Council heard the presentation and recommendation of staff and gave direction to staff; regarding Labor, Council heard the presentations of staff and the Labor Negotiator and gave direction to the Labor Negotiator.

Adjournment

There being no further business, Mayor Johnson adjourned the Special Meeting at 7:30 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -MARCH 6, 2007- -7:30 P.M.

Mayor Johnson convened the Regular City Council meeting at 7:38 p.m. Councilmember deHaan led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers deHaan, Gilmore, Matarrese, Tam and Mayor Johnson - 5.

Absent: None.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(07-) Proclamation declaring the week of March 18-24, 2007 as Friends of the Alameda Free Library Appreciation.

Mayor Johnson read and presented the proclamation to Molly Skeen, Friends of the Alameda Free Library President and Karen Butter, Library Board President.

(07-) Mayor Johnson announced that a Joint City Council and School Board Meeting would be held on March 15, 2007 at 7:00 p.m. at Ruby Bridges Elementary School; stated the meeting will focus on discussing cooperative programs and joint efforts.

CONSENT CALENDAR

Councilmember Matarrese moved approval of the Consent Calendar.

Councilmember deHaan seconded the motion, which carried by unanimous voice vote - 5.

[Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*07-) Minutes of the Special and Regular City Council Meetings held on February 20, 2007. Approved.

(*07-) Ratified bills in the amount of \$5,535,381.13.

(*07-) Recommendation to accept the work of AJW Construction for Installation of Rubberized Sidewalk, No. P.W. 02-06-05. Accepted.

(*07-) Resolution No. 14074, "Ordering Vacation of a Portion of

a Power and Public Utility Easement and a Power, Public Utility and East Bay Municipal Utility District Easement within Parcels 5 and 6 of Parcel Map 4013, Filed Map Book 138, at Page 5 and 6, Alameda County Official Records." Adopted.

(*07-) Resolution No. 14075, "Approving Final Map, Authorizing Execution of Subdivision Improvement Agreement and Accepting Easements for Tract 7846 (626 Buena Vista Avenue)." Adopted.

REGULAR AGENDA ITEMS

(07-) Resolution No. 14076, "Appointing Bill R. Delaney as a Member of the Golf Commission." Adopted.

Councilmember Matarrese moved adoption of the resolution.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 5.

The City Clerk administered the Oath of Office and presented Mr. Delaney with a certificate of appointment.

(07-) Consideration of the Establishment of a Youth Advisory Commission.

The Recreation and Parks Director gave a brief presentation.

Mayor Johnson thanked staff and the Youth Collaborative for working on the matter.

Freshta Esmat, Home Project, encouraged formation of a Youth Commission; suggested the Commission report to the City Council; stated adequate resources are necessary; the Commission should meet monthly.

Jane Sperling Wise, Home Project Director, encouraged formation of a Youth Commission; stated the Commission needs to have a dedicated staff member.

Cesar Pujolia Martinez, Home Project, encouraged formation of a Youth Commission; stated that the Commission should meet at least once a month.

Mayor Johnson stated the City has never established a formal way for youth to have a voice in the community; the Council should provide comments on the Commission structure; then, staff and the Youth Collaborative can work on the issue and bring it back; seven members might not be enough to get a good representation of youth,

but the Commission should not be huge; the group should probably meet once a month; the ordinance sets the minimum amount of meetings and the Commission could decide to hold additional meetings as needed; the focus should not appear to be just a youth recreation commission; the Commission should address broader issues; whether the Commission reports to the Recreation and Parks Commission or City Council directly, there should not appear to be a narrow focus of recreation and sports for youth in Alameda.

Councilmember Matarrese stated the Commission should report to the City Council; transportation is an issue beyond recreation, particularly with young drivers and bus riders; the Commission should address congestion around schools; that he would like a representative from each high school; the number of Commissioners should be reasonable; the number of seats should be seven, nine or eleven; a two-year term would help cycle people through; the seats should be limited to high school age students.

Mayor Johnson stated that there should be eleven members; the number of members could be changed if needed; concurred that there should be one representative from each high school; members should be selected from among the list of other groups represented, not necessarily one representative from each group; having a Youth Commission will be a benefit to the community; the youth in Alameda are thoughtful and dedicated.

Councilmember deHaan stated that he concurs with the direction to have two-year terms; the larger number sets up needed continuity; representatives from the five high schools is all important; inquired whether or not the Alameda Youth Committee was active.

The Recreation and Parks Director responded the Committee was fairly active but was more of a program advisory group that held events and did not address policy and Citywide issues.

Councilmember deHaan stated the City is stepping into a policy type Commission; concurred with the idea of having the Commission report to the Council.

Mayor Johnson stated that she would like the Commission to address jobs, especially summer jobs, for youth in Alameda.

Councilmember deHaan stated issues, such as recreation, transportation and social, would provide the Youth Commission an opportunity to interface with other boards and commissions.

Vice Mayor Tam stated that she is supportive of the formation of the Commission; allowing the youth to participate more closely in

government should be empowering; there should be an expansive range to create synergies between high school and college students; in addition to representatives from each high school, there should be a good geographic representation throughout the City.

Mayor Johnson requested that the ordinance include the requirement that the Commission members be Alameda residents.

Councilmember Matarrese inquired when the ordinance would return to Council, to which the Recreation and Parks Director responded forty-five days.

(07-) Consideration of an Appeal of the Transportation Commission's decision to install new bus stops on Otis Drive at Pond Isle, and approve staff's recommendation to install bus stops at Otis Drive and Sandcreek Way, and Otis Drive and Willow Street.

The Program Specialist II gave a brief Power Point presentation.

Councilmember Matarrese inquired whether the 63 travels down Whitehall Road and Willow Street to get to Otis Drive, to which the Program Specialist II responded in the affirmative.

Vice Mayor Tam stated many bus stops on Otis Drive do not have painted crosswalks; requested an explanation of the requirement to install crosswalks.

The Program Specialist II responded the crosswalk would be required at Pond Isle as the result of litigation involving a transit entity; new stops are required to have painted crosswalks; previous stops were grandfathered and do not require crosswalks.

Vice Mayor Tam inquired whether buses stop if riders are not waiting at stops, to which the Program Specialist II responded in the negative.

Councilmember deHaan inquired how often the bus actually needs to stop west of Grand Street.

The Program Specialist II responded ridership data is available, not the number of times buses stop; provided data.

Councilmember deHaan inquired whether it is fair to say that the buses do not stop 80% of the time, to which the Program Specialist II responded that he could not provide the percentage, but certainly the bus does not stop a significant number of times.

Councilmember deHaan stated the stop is not mandatory; the bus

moves through; inquired whether the location of the 50-line bus stop on Otis Drive is at the intersection of Willow Street.

The Program Specialist II responded the stop is east of Willow Street.

Councilmember deHaan stated if the 63-line stops at Willow Street, there would be two bus stops servicing different needs within a close area; requested ridership data for the 50-line at said stop.

The Program Specialist II responded that he did not have said information.

Councilmember deHaan inquired whether the characteristics would be similar since both are servicing the hospital and shopping area, to which the Program Specialist II responded similar land uses are served, however the destinations differ.

Mayor Johnson requested the Police Department to comment on current safety issues.

Traffic Officer Rodrigue stated the safety concerns have been met due to Public Works installing in-ground lights, bollards and new signs and markings at the crosswalk; the crossing guards have been instructed to keep children from crossing until after the bus stops and passes.

Councilmember Gilmore inquired the distance between the bus stop and crosswalk, to which Officer Rodrigue responded approximately 120 feet.

Councilmember Gilmore inquired whether the cars would have to look around the bus to see people at the crosswalk and whether the crosswalk would be before the bus stop in the other direction.

Officer Rodrigue responded the bus stops would be before the crosswalks in both directions.

Mayor Johnson inquired whether the issues that prompted the Police Department to send a letter to AC Transit no longer exist and whether the Police Department is satisfied with returning the bus stop to the prior location.

Officer Rodrigue responded in the affirmative.

Vice Mayor Tam inquired whether there is a history of accidents with children involved under the prior configuration.

Officer Rodrigue responded only two accidents have occurred in the corridor from January 2005 to present.

Vice Mayor Tam inquired whether the accidents involved buses, to which Officer Rodrigue responded in the negative.

Councilmember Gilmore requested Officer Rodrigue to detail the new Crossing Guard training.

Officer Rodrigue responded the Crossing Guards have been instructed to review bus status prior to stepping into the crosswalk.

Councilmember Gilmore inquired whether the Crossing Guards have been instructed to hold the children back when they see the bus coming, to which Officer Rodrigue responded in the affirmative.

Councilmember Matarrese inquired whether the Police Officers have been monitoring the area since improvements have been made as part of routine traffic patrol.

Officer Rodrigue responded in the affirmative.

Councilmember Matarrese inquired whether the Police Officers have observed that the mitigations are effective, to which Officer Rodrigue responded in the affirmative.

Councilmember Matarrese inquired whether the Police Officers have observed the Crossing Guards stopping the bus at the crosswalk as it travels past.

Officer Rodrigue responded that he has not observed buses stopping for the crosswalk; however, the Crossing Guards stop the buses passing through just like other vehicles.

Mayor Johnson opened the Public Hearing.

Opponents (Opposed to bus stops): Geoffrey Kline, Appellant; Mina Katoozian, Alameda; Maggy Menendez, Alameda; Pat Owens, Alameda; George S. Wales, Alameda; Patty Rose, Alameda; Peter Muzio, Alameda; Liz Cleves (submitted photos and paperwork), Alameda; Diane Voss, Alameda; Kevin Dong, Alameda; Barbara Nemer, Alameda; Dan Pereira, Alameda; Jack Boeger, Alameda; Michael John Torrey, Alameda; David Howard, Alameda; Bill Beltz, Alameda; Davina Vick, Alameda; Cheri Galan, Alameda; and Claudia Davison, Alameda.

Proponents (In favor of bus stops): Laura Thomas, Alameda; Susan Decker, Alameda Transit Advocates; and Jon Spangler, Alameda Transit Advocates.

There being no further speakers, Mayor Johnson closed the public portion of the Hearing.

In response to Mayor Johnson's request, Cesar Pujol, AC Traffic Engineer, provided a brief presentation.

Councilmember Gilmore inquired whether Willow Street is wide enough for two buses to turn at the same time.

Mr. Pujol responded the bus stop would need to be on Otis Drive because a left turn could not be made; stated it is always easier for a bus to stop before making a right turn rather than turn and stop afterwards.

Councilmember deHaan stated Shoreline Drive is used for the Express W going to San Francisco; inquired whether Shoreline Drive ever had other bus service and might have a higher ridership.

Sean Diest Lorgion, AC Transit Transportation Planner, responded Shoreline Drive had bus service at one time; stated buses were rerouted during the 2003 service cuts; the bus schedule has approximately 50 minutes of running time; higher costs are incurred with higher running time.

Councilmember deHaan inquired whether ridership or running time is more important; stated Shoreline Drive is adjacent to a higher density area.

Mr. Lorgion responded another bus would be needed if more time was added to a route; stated a different part of the route could be cut.

Councilmember Matarrese inquired why the bus would not stop after the crosswalk on Sandcreek Way.

The Program Specialist II responded sufficient space is not available in the westbound direction; stated the eastbound direction has a loading zone.

Councilmember Gilmore inquired what would be the distance between the crosswalk and bus stop on the opposite side of the street from Lum School.

The Program Specialist II responded he did not have the measurement; stated the distance would be less than the other side.

Councilmember Gilmore inquired whether the Lum School Principal

provided any input.

The Public Works Director responded the school did not want to state a preference.

Mayor Johnson inquired whether crosswalk changes had been made when the Transportation Commission addressed the matter.

The Public Works Director responded some improvement were made; stated the triangular striping was not done; the Police Department viewed the area differently because of the eastbound changes for drop offs and pick ups at Lum School.

Mayor Johnson inquired whether the drop off and pick up changes were made after the matter was presented to the Transportation Commission.

The Program Specialist II responded the changes were implemented in August; stated the matter was brought to the Transportation Commission in May and again in September or October; the Police Department reassessed the matter and indicated that the changes made a sufficient difference.

Vice Mayor Tam inquired how a bus driver would determine whether a person was waiting for a bus rather than waiting to cross or pick up a child.

Mr. Pujol responded there would be an off set between the bus stop pole and the crosswalk.

Vice Mayor Tam inquired whether buses stopped frequently at Sandcreek Way before, to which Mr. Pujol responded in the negative.

Councilmember deHaan stated that he walks in the area twice a week; efforts have been made to improve safety; crossing the street is still a chore; he prefers to cross at Grand Street or Willow Street; having a marked crosswalk at Pond Isle would provide a false sense of security; ridership is encouraged; inquired why the Express W goes down Shoreline Drive if Otis Drive has high ridership; stated the 63-line goes down Otis Drive because of run time; something is missing in the equation; all options should be reviewed; he cannot support adding additional stops.

Councilmember Matarrese stated that he cannot see placing the bus stop at Sandcreek Way and Otis Drive; he is not worried about bus drivers; car drivers have been the cause of accidents involving children; he would be in favor of the Pond Isle bus stop except for the question of whether Pond Isle is the right place for a bus

stop; he recommends that the matter go back to the Transportation Commission to review Otis Drive alternatives other than Pond Isle or Sandcreek Way and rerouting the 63-line back down to Shoreline Drive as the preferred alternative.

Councilmember Gilmore stated that she is not in favor of putting a bus stop at Pond Isle because it might not be the correct way to route the bus; a major distraction would occur by putting a bus stop with a crosswalk at Pond Isle because people look ahead to the Lum School crosswalk; the City has a Transit Plan that encourages ridership; the City demanded that a Transit Plan be in place for the Alameda Point and Alameda Landing development on day one; the number one complaint is traffic and congestion which can be reduced by having more conveniently located public transit; the City has to be proactive in working on the Transit Plan; she is not ready to recommend putting bus stops on Otis Drive tonight; the City needs to work with AC Transit; the process is not driven by citizen requests.

Councilmember Matarrese concurred with Councilmember Gilmore; stated traffic congestion is the number one complaint; buses are the best way to eliminate the continual use of single occupancy vehicles; tonight is not the night to decide on bus stop locations; too many questions are unanswered; he does not want a bus stop at Sandcreek Way and Otis Drive; he recommends that the matter go back to the Transportation Commission and staff work with AC Transit on finding an alternative stop on Otis Drive or a reroute that would help pick up ridership as well as mitigate the issue that has occurred between Sandcreek Way and Willow Street and Whitehall Place.

Mayor Johnson stated cars are a hazard around schools, not bus drivers; traffic is a big concern; traffic problems are not solved by taking out bus stops; concurred that options need to be reviewed; people will complain regardless of where bus stops are placed; the matter should go back to the Transportation Commission.

Vice Mayor Tam stated transit options will be necessary as the Alameda Towne Centre is developed; she advocates having a bus stop as close to Alameda Hospital as possible; sufficient information is not available to distinguish whether the bus stop should be at Sandcreek Way or Pond Isle; she leans toward having the bus stop at Pond Isle because a safety buffer is needed between the pedestrian crossing; she would like to receive more information regarding the frequency of bus stops and the necessity of routes.

Councilmember deHaan stated the Whitehall Place walkway is no more than three feet wide and is inadequate; pedestrians walk in the

roadway to get to the Alameda Towne Centre; requested staff to work on rectifying the Whitehall Place walkway with the Alameda Towne Centre developer; concurred with Vice Mayor Tam regarding having a bus stop close to Alameda Hospital.

Councilmember Matarrese moved that the matter be sent back to staff with review by the Transportation Commission to look at alternatives to the Sandcreek Way bus stop and possible rerouting of the 63-line to Shoreline Drive.

Mayor Johnson suggested including other alternatives developed by staff.

Councilmember Matarrese amended his motion to include other alternatives that may be developed by staff in concert with AC Transit.

Councilmember deHaan seconded the motion.

Under discussion, Councilmember deHaan stated increased ridership is important; people need to have the opportunity to use the bus service to the utmost.

Councilmember Gilmore stated information has been requested on the number of riders and how many times the bus stops.

Councilmember Matarrese stated said information would part of the technical discussion.

Councilmember Gilmore stated direction should be given to complete said technical discussion.

Councilmember Matarrese concurred with Councilmember Gilmore.

On the call for the question, the motion carried by unanimous voice vote - 5.

ORAL COMMUNICATIONS, NON-AGENDA

(07-) Ed Gersich, Alameda, discussed the need for a bus stop at the USS Hornet.

Mayor Johnson inquired what is the closest stop to the USS Hornet, to which Mr. Gersich responded the Ferry Terminal.

Mayor Johnson stated bus service was a lot closer before.

Mr. Gersich stated the USS Hornet had bus service before the [AC

Transit] 2003 budget cuts.

(07-) Bill Smith, Alameda, discussed the environment.

(07-) Jon Spangler, Alameda, stated many people are unaware that the Farmers' Market is open again.

COUNCIL COMMUNICATIONS

(07-) Councilmember Matarrese inquired whether updates would be provided on the Climate Protection Task Force; further inquired whether the Committee would provide recommendations on control or elimination of styrofoam containers in the City.

The City Manager responded staff would provide an update on the work plan; styrofoam was to be added to the work plan.

Councilmember Matarrese requested that styrofoam containers be addressed as a priority; stated other cities have ordinances.

(07-) Councilmember Matarrese inquired whether the Arts Commission would be involved in Cultural Art Center discussions.

The City Manager responded the matter would be addressed at the next Arts Commission Meeting.

(07-) Councilmember Matarrese stated communications were received from Asuchio, El Salvador; a translated report will be provided to the City Clerk for distribution to Council.

(07-) Vice Mayor Tam thanked staff for the Off Agenda Report on the library; stated the Library Construction and Renovation Bond, SB 156, was introduced in the State Senate recently; the \$4 billion bond measure is expected to go on the primary ballot in 2008; inquired whether Council could take a supportive position on the bill.

The City Manager responded an update would be provided on where the issue stands in the process.

Councilmember deHaan stated a joint committee was established eight months ago between Councils of Alameda and Oakland to discuss build out and how impacts on each other; major build out is occurring in Oakland; inquired whether the committee has met.

Councilmember Matarrese responded in the negative.

Councilmember deHaan requested that the Planning Department provide

an update on Oakland's upcoming projects.

(07-) Councilmember deHaan stated the City adopted a resolution in 1996 stating that the City would prepare for an electric vehicle model City program; a commitment was made and needs to be pursued further.

ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 10:10 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

March 15, 2007

Honorable Mayor and Councilmembers:

This is to certify that the claims listed on the check register and shown below have been approved by the proper officials and, in my opinion, represent fair and just charges against the City in accordance with their respective amounts as indicated thereon.

Check Numbers

Amount

157366 - 157842	
E16268 - E16395	\$1,826,495.97
EFT 326	\$91,144.03
EFT 327	\$71,653.27
EFT 328	\$23,600.00
EFT 329	\$28,011.36
EFT 330	\$54,966.32
EFT 331	\$391,844.65
	\$43,538.30

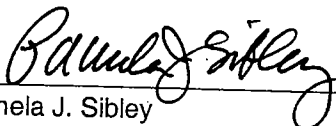
Void Checks:

157193	
156947	(\$250.00)
157382	(\$8,307.00)
157385	(\$9,283.18)
157388	(\$18,410.61)
156407	(\$2,166.66)
	(\$6,214.40)

GRAND TOTAL

\$2,486,622.05

Respectfully submitted,


Pamela J. Sibley

Council Warrants 03/20/07

BILLS #4-B
3/20/2007

CITY OF ALAMEDA

MEMORANDUM

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Date: March 20, 2007

Re: Award a Contract in the Amount of \$198,360 to Pacific States Environmental
Contractors Inc. for the Demolition of Boarded and Vacant Structures at 110
and 112 Norfolk Road Located on Orion Street and 100 and 104 Miramar
Road Located on Stardust Place

BACKGROUND

On April 20, 2004, the City Council authorized \$201,160 in Community Development Block Grant (CDBG) funding for the Blight Busters Program. In April 2005, April 2006, and December 2006, the City Council added CDBG funds to the Program, for a total budget of \$395,172.

The Blight Busters Program is a revolving loan fund for the demolition of blighting structures in redevelopment areas throughout Alameda. Four 4- and 6-plexes at Alameda Point (AP), boarded and vacant for 10 years, have been prioritized for demolition by the Development Services Department, the Alameda Police Department, and the Alameda Point Collaborative. The demolition of 110 and 112 Norfolk Road, located on Orion Street, and 100 and 104 Miramar Road on Stardust Place, removes visual blight, allows visual access to the large open spaces beyond, and helps reduce petty crimes. In anticipation of the demolition, extensive environmental testing was completed and abatement and demolition specifications were prepared.

These 4- and 6-plexes, along with approximately 25 other similar buildings, are identified for demolition in the Preliminary Development Concept for AP. It is anticipated that the AP Master Developer will demolish all of the 4- and 6-plexes and structures and reimburse the Blight Busters Program for tearing them down. The demolition of these four structures has been prioritized because of the negative impact they have on the quality of life of residents in housing managed as part of the 1994 Standards of Reasonableness for Homeless Uses at Alameda Point.

Agenda Item #4-C CC
03-20-07

In February 2007, a Call for Bids was issued and advertised according to the Federal CDBG rules and regulations. To solicit the maximum number of bids, a notice of bid was published in the *Alameda Journal* as well as posted on the City's website. The Call for Bids was mailed directly to all Bay Area demolition and environmental abatement companies registered on lists maintained by the City. Copies were also mailed to nine Bay Area Building Exchanges.

DISCUSSION

A total of nine contractors attended the mandatory pre-bid meeting. Subsequent to the pre-bid meeting, one addendum was issued to extend the bid due date in response to a request from a bidder. Bids were opened on March 2nd. Six contractors submitted bids as follows:

Bidder	Location	Base Bid	Utility Capping	Total Bid
Pacific States Environmental Contractors Inc.	Dublin	\$163,300	\$2,000	\$165,300
Bluewater Environmental Services Inc.	San Leandro	\$173,982	\$2,000	\$175,982
American Technologies Inc.	Hayward	\$224,000	\$2,000	\$226,000
West Coast Environmental	Rancho Cordova	\$349,000	\$4,000	\$351,000
Bayview Environmental Services Inc.	Oakland	\$372,600	\$1,500	\$374,100
Zaccor Companies Inc.	Alameda	\$572,000	\$12,000	\$584,000

The bids included the abatement and demolition of all four structures. Staff recommends awarding the contract to Pacific States Environmental Contractors Inc., the apparent lowest responsible bidder. The contract amount will be based on the Pacific States Environmental Contractors Inc. bid, plus an additional 20% percent contingency.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The City submitted a Request for Release of Funds and Certification to the Department of Housing and Urban Development (HUD) on March 5th. Following the 15-day comment period, and assuming no objections are received, HUD will issue an authorization to release funds on March 20th. Execution of the contract with Pacific States Environmental Contractors Inc. is subject to this authorization.

The future AP Master Developer will be required to reimburse the Blight Busters Program for the demolition of these four structures. This project does not impact the City's General Fund.

MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

The project's specifications and the Call for Bids were prepared in accordance with Federal CDBG rules and regulations. The Call for Bids encouraged businesses owned by women or minorities to bid and all contractors and other businesses providing services to the City to hire Alameda residents, pursuant to City Resolution No. 12278.

ENVIRONMENTAL REVIEW

The project is subject to compliance with the National Environmental Protection Act (NEPA). The NEPA Environmental Assessment was published according to CDBG regulations. The project is categorically exempt from the California Environmental Quality Act.

In accordance with Section 106 of the National Historic Preservation Act (36 CFR 800.11 and 36 CFR 801 et seq.), and with the approval of the Navy, the City of Alameda initiated consultation with the State Historic Preservation Office for the proposed demolition of the four 1960's era multi-family buildings. The State Historic Preservation Office has concurred with the City's finding that there will be no adverse effect on the Naval Air Station Historic District.

RECOMMENDATION

Award the contract in the amount of \$198,360, including 20% contingency to Pacific States Environmental Contractors Inc. for the demolition of boarded and vacant structures at 110 and 112 Norfolk Road, located on Orion Street, and 100 and 104 Miramar Road, located on Stardust Place, and authorize the City Manager to execute the contract and related documents.

Respectfully submitted,



Leslie A. Little
Development Services Director



Debbie Potter
Base Reuse & Community Development
Manager

CITY OF ALAMEDA

MEMORANDUM

Date: March 20, 2007

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Re: Introduction of Ordinance Amending the Lease Agreement Dated January 31, 1991, Between the City of Alameda (Lessor) and the Alameda Food Bank (Lessee) for Real Property Located at 1900 Thau Way (Requires 4 Affirmative Votes)

BACKGROUND

On January 31, 1991, the City entered into a 25-year lease with Alameda Emergency Food, Inc. to operate a food distribution facility to low income residents on the City-owned property located at 1900 Thau Way. The lease allowed the Alameda Food Bank to move its operations from the temporary quarters at the Mastick Senior Center to the Thau Way site. Under the existing lease, the City provided a fully functioning mobile modular structure and was required to maintain the structure and the associated landscaping. The lease also included a nine-month advance notification period for either party to terminate the lease without cause, and an annual rent of \$1.00.

DISCUSSION

The existing mobile modular structure housed on the Thau Way site does not meet the needs of Alameda Food Bank operations. A Community Development Block Grant was recently obtained to remove the existing structure and purchase and install a new mobile modular unit. The new structure will be the property of the Alameda Food Bank; once the trailer is installed, the City's maintenance and landscaping obligations will cease. Although the lease is still in effect, an amendment to the Lease Agreement is necessary due to this change in conditions. In addition, the lease amendment reduces the notice of termination period to six months. These terms are acceptable to the Alameda Food Bank. A copy of the Amendment to the Lease Agreement is attached.

BUDGET CONSIDERATION/FINANCIAL IMPACT

There is no financial impact to the City as a result of approving the Amendment to the Lease Agreement. The proposed lease amendment retains the \$1.00 annual rent.

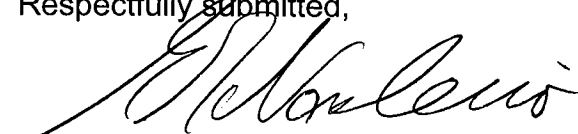
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

This action does not affect the Municipal Code.

RECOMMENDATION

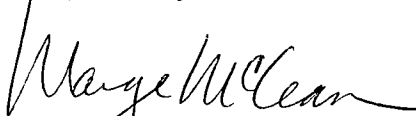
Introduce an Ordinance amending the Lease Agreement dated January 31, 1991, between the City of Alameda (Lessor) and the Alameda Food Bank (Lessee) for real property located at 1900 Thau Way (requires 4 affirmative votes).

Respectfully submitted,



Matthew T. Naclerio
Public Works Director

Prepared by:



Marge McLean
Public Works Coordinator

MTN:MM:gc

Attachment

cc: DSD

Amendment to Alameda Food Bank Lease

This is an Amendment to the Alameda Food Bank Lease entered into on January 31, 1991, by and between the CITY OF ALAMEDA, a municipal corporation (hereinafter "City"), and the ALAMEDA EMERGENCY FOOD, INC. (hereinafter "LESSEE") who agree as follows:

WHEREAS, on January 31, 1991, the CITY and LESSEE entered into a lease of property located at 1900 Thau Way in Alameda, California whereby the CITY leased property to LESSEE to operate a food bank (hereafter "LEASE"); and

WHEREAS, CITY and LESSEE wish to amend the LEASE and have agreed to make moot the provisions that pertain to the mobile modular trailer which is the subject of Exhibit "B" because the trailer will be taken out of service. The terms and conditions governing the LEASE from the time of execution of this Amendment to the end of the remaining period of the LEASE are in effect; and

WHEREAS, the City has programmed Community Development Block Grant funds (Grant funds) for the removal of the old modular trailer and an acquisition of a new mobile modular trailer; and

WHEREAS, the LESSEE will be the owner with full responsibility of the new mobile modular trailer that will be placed on the property located at 1900 Thau Way; and

WHEREAS, the LESSEE will obtain the necessary approvals from the City to install the new trailer in compliance with this agreement and the Amended LEASE; and

NOW, THEREFORE, the PARTIES agree as follows:

SECTION ONE. Paragraph 16 of the lease is amended in its entirety to read as follows:

16. CITY grants LESSEE the right to alter, adjust or modify the leased premises, but only if given written approval by the City Manager or his/her designee prior to the alteration, adjustment or modification. Any and all improvements which become permanent fixtures to the premises shall be the property of CITY effective at termination of this lease, in accordance with California property law. The CITY and LESSEE agree that the mobile modular structure which is the subject matter of Exhibit "B" of the original LEASE shall be taken out of service. LESSEE will be responsible for the removal of the mobile modular structure. Any funds derived from the salvage of the mobile modular structure shall revert to the City. Any new structure brought upon the premises, must receive prior approval of the City, and shall be the property of LESSEE alone. With this understanding, at the time the original mobile modular structure is removed from the leased premises, Exhibit "B" will be deemed moot.

SECTION TWO. Paragraph 22 of the lease is amended in its entirety to read as follows:

22. This lease shall be terminated by LESSEE's failure to honor any of the provisions set forth in this Agreement. Additionally, this lease is terminable at the end of each five year period by either party provided that the party gives six (6) months notice of intent to terminate to the other party and in the case of the CITY that CITY has an adopted plan for Redevelopment. After February 1, 1996, the lease will automatically be renewed at the end of each remaining five year period, unless the CITY has plans to use this property for another specific use in connection with redevelopment and the CITY gives six (6) months notice as provided in this paragraph.

SECTION THREE. At the time the original mobile modular structure is removed from the leased premises, the following provisions will be deemed to have sunsetted and shall not be applicable to the period of time remaining upon this amended lease. Those provisions are as follows:

Paragraphs 13, 14, and 19.

Exhibits "B" and "C".

SECTION FOUR. Except as modified by Sections One, Two and Three of this Amendment set forth above, each and every other provision of the LEASE shall remain in full force and effect.

IN WITNESS WHEREOF, the parties agree to execute this document on the 20th day of March 2007.

Recommended for Approval:

CITY OF ALAMEDA
A Municipal Corporation

Matthew T. Naclerio
Public Works Director

Debra Kurita
City Manager

Approved as to Form:

Attest: _____
City Clerk

Mohammed Hill
Assistant City Attorney

ALAMEDA EMERGENCY FOOD, INC.

Hugh Morgan
Chairperson

CITY OF ALAMEDA ORDINANCE NO. _____
New Series

AMENDING THE LEASE AGREEMENT DATED JANUARY 31, 1991,
BETWEEN THE CITY OF ALAMEDA (LESSOR) AND THE ALAMEDA
FOOD BANK (LESSEE) FOR REAL PROPERTY LOCATED AT 1900
THAU WAY (REQUIRES 4 AFFIRMATIVE VOTES)

WHEREAS, on January 31, 1991, the CITY OF ALAMEDA (CITY) and
ALAMEDA EMERGENCY FOOD, INC. (LESSEE) entered into a lease agreement of
property located at 1900 Thau Way in Alameda, California, whereby CITY leased
property to LESSEE to operate a food bank (LEASE); and

WHEREAS, LESSEE has recently received a Community Development Block
Grant for the removal and replacement of the existing trailer; and

WHEREAS, once the new trailer is installed, CITY will no longer be the owner
of the trailer and will also no longer have maintenance obligations for same; and

WHEREAS, CITY and LESSEE wish to amend the LEASE as regards to
shorten the notice required for termination to six months.

BE IT ORDAINED by the Council of the City of Alameda that:

Section 1. The City Council hereby approves execution of the Lease
Amendment between the City of Alameda and Alameda Emergency Food, Inc. as
Lessee.

Section 2. That the form of Lease Amendment referred to in the
above and attached hereto as Exhibit A, and its terms, conditions and covenants
contained therein are hereby approved.

Section 3. That the City Manager of the City of Alameda is hereby
authorized to execute, for and on behalf of the City of Alameda, the attached Lease
Amendment.

Section 4. This ordinance shall be in full force and effect from and
after expiration of thirty (30) days from the date of its final passage.

Attest:

Presiding Officer of the Council

Lara Weisiger, City Clerk
City of Alameda

* * * * *

Introduction of Ordinance #4-D CC
03-20-07

Approved as to Form


City Attorney

Amendment to Alameda Food Bank Lease

This is an Amendment to the Alameda Food Bank Lease entered into on January 31, 1991, by and between the CITY OF ALAMEDA, a municipal corporation (hereinafter "City"), and the ALAMEDA EMERGENCY FOOD, INC. (hereinafter "LESSEE") who agree as follows:

WHEREAS, on January 31, 1991, the CITY and LESSEE entered into a lease of property located at 1900 Thau Way in Alameda, California whereby the CITY leased property to LESSEE to operate a food bank (hereafter "LEASE"); and

WHEREAS, CITY and LESSEE wish to amend the LEASE and have agreed to make moot the provisions that pertain to the mobile modular trailer which is the subject of Exhibit "B" because the trailer will be taken out of service. The terms and conditions governing the LEASE from the time of execution of this Amendment to the end of the remaining period of the LEASE are in effect; and

WHEREAS, the City has programmed Community Development Block Grant funds (Grant funds) for the removal of the old modular trailer and an acquisition of a new mobile modular trailer; and

WHEREAS, the LESSEE will be the owner with full responsibility of the new mobile modular trailer that will be placed on the property located at 1900 Thau Way; and

WHEREAS, the LESSEE will obtain the necessary approvals from the City to install the new trailer in compliance with this agreement and the Amended LEASE; and

NOW, THEREFORE, the PARTIES agree as follows:

SECTION ONE. Paragraph 16 of the lease is amended in its entirety to read as follows:

16. CITY grants LESSEE the right to alter, adjust or modify the leased premises, but only if given written approval by the City Manager or his/her designee prior to the alteration, adjustment or modification. Any and all improvements which become permanent fixtures to the premises shall be the property of CITY effective at termination of this lease, in accordance with California property law. The CITY and LESSEE agree that the mobile modular structure which is the subject matter of Exhibit "B" of the original LEASE shall be taken out of service. LESSEE will be responsible for the removal of the mobile modular structure. Any funds derived from the salvage of the mobile modular structure shall revert to the City. Any new structure brought upon the premises, must receive prior approval of the City, and shall be the property of LESSEE alone. With this understanding, at the time the original mobile modular structure is removed from the leased premises, Exhibit "B" will be deemed moot.

SECTION TWO. Paragraph 22 of the lease is amended in its entirety to read as follows:

22. This lease shall be terminated by LESSEE's failure to honor any of the provisions set forth in this Agreement. Additionally, this lease is terminable at the end of each five year period by either party provided that the party gives six (6) months notice of intent to terminate to the other party and in the case of the CITY that CITY has an adopted plan for Redevelopment. After February 1, 1996, the lease will automatically be renewed at the end of each remaining five year period, unless the CITY has plans to use this property for another specific use in connection with redevelopment and the CITY gives six (6) months notice as provided in this paragraph.

SECTION THREE. At the time the original mobile modular structure is removed from the leased premises, the following provisions will be deemed to have sunsetted and shall not be applicable to the period of time remaining upon this amended lease. Those provisions are as follows:

Paragraphs 13, 14, and 19.

Exhibits "B" and "C".

SECTION FOUR. Except as modified by Sections One, Two and Three of this Amendment set forth above, each and every other provision of the LEASE shall remain in full force and effect.

IN WITNESS WHEREOF, the parties agree to execute this document on the 20th day of March 2007.

Recommended for Approval:

CITY OF ALAMEDA
A Municipal Corporation

Matthew T. Naclerio
Public Works Director

Debra Kurita
City Manager

Approved as to Form:

Attest: _____
City Clerk

Mohammed Hill
Assistant City Attorney

ALAMEDA EMERGENCY FOOD, INC.

Hugh Morgan
Chairperson

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by Council of the City of Alameda in regular meeting assembled on the 20th day of March, 2007, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 20th day of March, 2007.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA

Memorandum

March 20, 2007

TO: Honorable Mayor and
Councilmembers

FROM: Debra Kurita
City Manager

RE: Review Existing Policies on Naming City Streets and Facilities and
Adopt a Resolution Adopting a Policy for Naming City Property, Facilities and
Streets

BACKGROUND

In early 2006, Council requested that staff agendize a review of current policies regarding the naming of City streets and facilities. Staff conducted a survey of neighboring municipalities and public agencies and presented the data to Council during their meeting of June 6, 2006. The Council reviewed the report, provided direction, and requested that the item be brought back with the noted modifications as well as a recommendation.

DISCUSSION

The current Policy for Naming City Property and the existing Street Naming Policy have been combined and amended in the proposed Policy for Naming City Property, Facilities and Streets (see Exhibit A). The proposed policy continues to place the responsibility for recommending potential names for facilities with the appropriate commission or board. The criteria for selection for both facilities and streets will continue to emphasize names that represent geographic areas, prominent members of the community, and individuals who have made significant contributions to the City, including elected and appointed officials. With the exception of street names, which are approved by the Planning Board, all recommendations will be forwarded to Council for final approval. Amendments to the combined policy include the following additions:

- A provision establishing an annual review of potential names by the appropriate board or commission.
- A limit of 20 characters in a street name in accordance with the 911 Emergency Communication Center system.
- Inclusion of restrictions regarding the period of time an individual would need to be deceased prior to having his or her name considered.

**Agenda Item #5-A
03-20-07**

BUDGET CONSIDERATION/FINANCIAL IMPACT

The administration of a naming policy would have no impact on the General Fund. The implementation of such a policy would be absorbed in the operating budgets of the appropriate departments.

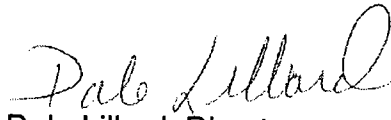
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

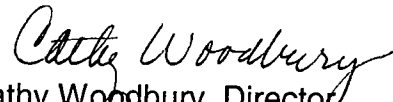
This policy complements the Alameda Municipal Code Section 30-84.5, governing the naming of City streets and the existing policy for naming other City facilities.

RECOMMENDATION

Review the existing policies regarding the naming of City streets and facilities and adopt the resolution adopting the Policy for Naming City Property, Facilities and Streets.

Respectfully submitted,


Dale Lillard, Director
Alameda Recreation & Parks


Cathy Woodbury, Director
Planning & Building Department

DK:DL:CW:bf

Exhibit



EXHIBIT A

City of Alameda California

March 20, 2007

POLICY FOR NAMING CITY PROPERTY, FACILITIES AND STREETS

INTRODUCTION:

It is the City of Alameda's goal to establish a uniform policy to name City facilities and portions thereof, including but not limited to: Parks and Park facilities, Golf Complex, Alameda Power & Telecom facilities, Libraries, Housing Authority facilities, fire stations, City Hall, Police Department facilities, parking lots, ferry terminals, City streets and entryways to the City.

PURPOSE:

The purpose of this policy is to honor persons, places and/or events in the history of the City by naming City facilities after them. This process acknowledges and memorializes a specific person or event and enhances the value and heritage of the City.

PROCEDURES:

Boards and Commissions represent the community, and have direct responsibility for various City facilities as prescribed in the City Charter and Alameda Municipal Code. It shall be the responsibility of the following Boards and Commissions to review the List of Street and Facility Names annually and provide additions or deletions to the Historical Advisory Board. The Boards and Commissions most closely related to these facilities will make the name recommendation to the City Council:

Recreation Commission – City Parks, Swim Centers, Boat Ramps, and Associated Facilities

Golf Commission – Golf Complex and Associated Facilities

Public Utilities Board – Alameda Power & Telecom Facilities

Library Board – Libraries

Housing Commission – Housing Authority Facilities

Planning Board – Streets and all other City facilities

Groups from within the community and individuals may make a recommendation to the Board or Commission at the time consideration is given to naming a facility and may initiate such action. The Board or Commission will then forward their recommendation to the City Council. If a facility does not have a connection to a Board or Commission, the Planning Board will be the body that recommends a name to the City Council.

The City Council will consider a recommendation from a Board or Commission and make the final decision to name a City property or facility at a public meeting in order to receive comments in an open forum.

The Historical Advisory Board will continue to maintain the List of Street and Facility Names, including available names and those that have been used. Additions or deletions to the List shall be approved by the appropriate Board or Commission, based on written documentation of the historic importance of the name in Alameda history and as outlined in this policy. Only names that appear on the List of Street and Facility Names shall be utilized for the naming of new streets or renaming of existing streets. The Planning Board shall approve names for new streets.

CRITERIA:

In selecting the name for a City property, facility or street, the following criteria shall be used:

1. A name that reflects the location of the facility by geographic area;
2. A name that reflects the history of a facility such as the family name of the builder, developer or person who may have donated the land when the individual has been deceased a minimum of three years;
3. A name that recognizes a significant contributor to the advancement of the City, such as a former Mayor, Councilmember, Board or Commission Member, officers or employees of the City, or member of the community when the individual has been deceased a minimum of three years;
4. A name that recognizes the donor of a significant gift of land or funds for a City facility.
5. A name that is listed on the List of Street and Facility Names of the City of Alameda.
6. Only one name shall be used for each property or facility and all its various components.

NAMING STREETS:

General Considerations for Naming Streets:

1. Priority shall be given to utilizing street names that represent persons, places or events associated with the historical development of the City of Alameda.
2. Where feasible and appropriate, historic street names shall be chosen which directly relate to that portion of the City in which the street to be named is located.
3. Consistency in naming shall be maintained within a Subdivision Tract, Planned Development, or other development or geographic area where street names themes currently exist, are planned or are discernible.
4. Street names shall remain the same across intersecting streets and throughout the length of the street.
5. The use of the same name but different suffices for adjacent streets shall be avoided, with the exception of a small court or cul-de-sac adjacent to a main road. For example, Brighton Court off Brighton Road.
6. A street name shall not intersect another street name at more than one location. The use of circle or loop as a suffix is not encouraged except under limited, specific design situations.
7. Similarly spelled or pronounced street names shall be avoided within the City.
8. The number of letters in the street name, including suffix, shall not exceed twenty characters and spaces in conformance with the 911 Emergency Communication Center system.

Designation:

1. In general, street names should include a suffix, such as those following, to clearly indicate that it is part of the vehicular circulation system and to minimize the possibility of confusion with development or project place names. Names lacking such suffice or ending in such words as Harbor, Isle, or Point are not encouraged, except to retain the continuity of established naming schemes. Names utilizing terms from other languages such as Embarcadero, Camino, Via and other non-typical names shall be considered individually for appropriateness, merit, and general conformance to this policy.
2. Cul-de-sac or short dead-end streets
 - a. Court
 - b. Place

- c. Terrace
 - d. Square
- 3. Short connecting streets generally less than 1,000 feet in length.
 - a. Lane
- 4. Curvilinear streets, generally through or connecting and of higher capacity.
 - a. Drive
 - b. Way
 - c. Parkway
 - d. Boulevard
- 5. Street running diagonally to an established grid system
 - a. Road
 - b. Way
- 6. Generally north-south grid streets.
 - a. Street
- 7. Generally east-west streets.
 - a. Avenue

RENAMING CITY PROPERTY FACILITIES AND STREETS:

Should the City contemplate renaming a City property or facility, a comprehensive study shall be conducted to determine how the existing name was conceived, including an assessment of the impacts to the original honoree on renaming the facility, and the impact on the adjacent neighborhoods should the property be renamed. The appropriate Board or Commission shall review the study prior to making a recommendation to the City Council. At that time, it will be at the discretion of the City Council whether or not to rename a City property or facility.

Any change to an existing street name, which would affect the addressing of any existing business or residence, shall require City Council in addition to Planning Board approval.

CITY OF ALAMEDA RESOLUTION NO. _____

ADOPTING A POLICY FOR NAMING CITY PROPERTY, FACILITIES
AND STREETS

WHEREAS, it is the City of Alameda's goal to establish a uniform policy to name City facilities and portions thereof; and

WHEREAS, the City of Alameda is responsible for a variety of public facilities, including parks and park facilities, a golf complex, Alameda Power & Telecom facilities, libraries, Housing Authority facilities, fire stations, civic buildings, Police Department facilities, parking lots, ferry terminals, City streets and entryways to the City; and

WHEREAS, the purpose of the policy is to honor persons, places, and/or events in the history of the City by naming City facilities after them; and

WHEREAS, the process established by this policy acknowledges and memorializes a specific person or event and enhances the value and heritage of the City.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Alameda adopts the Policy for Naming City Property, Facilities and Streets attached hereto as Exhibit "A" and incorporated herein by reference; and

BE IT FURTHER RESOLVED that the City Council of the City of Alameda rescinds the previous Street Naming Policy and the Policy for Naming City Property, adopted October 1, 1991.

* * * * *

Approved as to Form


City Attorney



EXHIBIT A

City of Alameda California

March 20, 2007

POLICY FOR NAMING CITY PROPERTY, FACILITIES AND STREETS

INTRODUCTION:

It is the City of Alameda's goal to establish a uniform policy to name City facilities and portions thereof, including but not limited to: Parks and Park facilities, Golf Complex, Alameda Power & Telecom facilities, Libraries, Housing Authority facilities, fire stations, City Hall, Police Department facilities, parking lots, ferry terminals, City streets and entryways to the City.

PURPOSE:

The purpose of this policy is to honor persons, places and/or events in the history of the City by naming City facilities after them. This process acknowledges and memorializes a specific person or event and enhances the value and heritage of the City.

PROCEDURES:

Boards and Commissions represent the community, and have direct responsibility for various City facilities as prescribed in the City Charter and Alameda Municipal Code. It shall be the responsibility of the following Boards and Commissions to review the List of Street and Facility Names annually and provide additions or deletions to the Historical Advisory Board. The Boards and Commissions most closely related to these facilities will make the name recommendation to the City Council:

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The City Council will consider a recommendation from a Board or Commission and make the final decision to name a City property or facility at a public meeting in order to receive comments in an open forum.

The Historical Advisory Board will continue to maintain the List of Street and Facility Names, including available names and those that have been used. Additions or deletions to the List shall be approved by the appropriate Board or Commission, based on written documentation of the historic importance of the name in Alameda history and as outlined in this policy. Only names that appear on the List of Street and Facility Names shall be utilized for the naming of new streets or renaming of existing streets. The Planning Board shall approve names for new streets.

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7. Similarly spelled or pronounced street names shall be avoided within the City.
8. The number of letters in the street name, including suffix, shall not exceed twenty characters and spaces in conformance with the 911 Emergency Communication Center system.

Designation:

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 - b. Place

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 - d. Square
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 - a. Lane
- 4. Curvilinear streets, generally through or connecting and of higher capacity.
 - a. Drive
 - b. Way
 - c. Parkway
 - d. Boulevard
- 5. Street running diagonally to an established grid system
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- 6. Generally north-south grid streets.
 - a. Street
- 7. Generally east-west streets.
 - a. Avenue

RENAMING CITY PROPERTY FACILITIES AND STREETS:

Should the City contemplate renaming a City property or facility, a comprehensive study shall be conducted to determine how the existing name was conceived, including an assessment of the impacts to the original honoree on renaming the facility, and the impact on the adjacent neighborhoods should the property be renamed. The appropriate Board or Commission shall review the study prior to making a recommendation to the City Council. At that time, it will be at the discretion of the City Council whether or not to rename a City property or facility.

Any change to an existing street name, which would affect the addressing of any existing business or residence, shall require City Council in addition to Planning Board approval.

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2007, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2007.

Lara Weisiger, City Clerk
City of Alameda

CITY OF ALAMEDA

Memorandum

To: Honorable Mayor and Councilmembers

From: Debra Kurita
City Manager

Date: March 20, 2007

Re: Adoption of a Resolution Directing Staff to Monitor Chuck Corica Golf Complex Budget, Consider Results of Operational Review, and Implement Operational Changes to Ensure a Balanced Budget

BACKGROUND

The Chuck Corica Golf Complex is a City-owned facility that consists of two 18-hole courses and one nine-hole executive course. The Complex employs 24 full-time and approximately 25 part-time employees. Based on projected revenues and expenditures for the remainder of Fiscal Year 2006-2007, the Golf Complex is facing an estimated operating deficit of \$79,157 this year.

DISCUSSION

With competition from new nearby golf courses and the long-term decline in golf play nationwide, the Golf Complex's revenues have not kept pace with its expenditures. As a result, the Golf Complex is facing an estimated operating deficit this year of \$79,157. The amended Golf Complex operations budget, which includes actual revenues and expenditures through the end of February, and projected revenues and expenditures for March through the end of the fiscal year, can be seen in Attachment A. The Golf Complex also has an estimated unreserved fund balance for the current fiscal year of about \$2.2 million.

In early March, the City issued a Request for Proposals for an operational review of the Golf Complex, with a deadline of March 23 for the return of proposals. The Golf Complex review is intended to determine operating efficiencies and opportunities that can be executed to increase the overall economic performance of the Golf Complex. The review will include an evaluation of the current organizational structure and staffing as well as a set of recommendations for the future operation, marketing, and management of the Golf Complex. Staff estimates that a consultant will be retained by mid-April, and the work will be completed by the end of June.

Until the comprehensive organizational review is completed and the recommendations implemented, there are two general mechanisms the Golf Complex can use to balance its budget: increase revenues or decrease expenditures. In order to raise revenues, the Golf Commission has recommended increasing several Golf Complex fees. Those fee

increases are being considered by the City Council at the March 20 meeting. If the proposed fee increases are approved and implemented by April 1, an estimated \$60,000 will be generated this fiscal year and approximately \$329,000 next fiscal year. The implementation of the proposed fee structure this year will result in reducing the estimated operating deficit to \$19,157.

On the expenditure side, the Golf Complex budget is comprised primarily of personnel costs, utility and other variable costs, and fixed costs. Approximately 50% of total Golf Complex expenditures are for salaries and benefits for the employees providing services at the Golf Complex. There are currently two full-time vacant positions that are not being filled in order to reduce expenditures. Any reductions in personnel beyond those related to vacancies may impact operational effectiveness and would require the City to meet and confer with the employee bargaining units representing Golf Complex employees. Further, one of the objectives of the operational review is to analyze current staffing levels and develop recommendations about appropriate staffing.

The Golf Complex budget also includes a variety of operating costs, such as charges for water, electricity, and other utilities, and those for equipment. The staff has implemented a conservation program in order to reduce water expenditures, and they are proceeding with a plan to reduce the number of electric golf carts they lease from 150 to 120. The current golf cart lease contract expires in mid-June, so any savings will not be realized until early next fiscal year.

The Golf Complex surcharge is both a revenue and an expenditure. The Golf Complex charges a surcharge on designated greens fees, and that surcharge is transmitted from the Golf Complex to the City's General Fund on a monthly basis. The surcharge is based on actual greens fees, so the amount transmitted each month varies. Reducing the transfer of the surcharge would help balance the Golf Complex budget, but it would negatively affect the City's General Fund budget.

Finally, the Golf Complex budget includes fixed costs for the cost allocation plan (C.A.P.), the return on investment (ROI), and the payment in-lieu of taxes (PILOT). The C.A.P. allocates the administrative costs of General Fund services to the benefiting programs and departments, thereby ensuring that those programs and departments pay for their use of such services. The City charges the ROI to both Alameda Power & Telecom and the Golf Complex to recoup its investment in these enterprises, while it charges the PILOT to AP&T, the Golf Complex, and the sewer fund to replace the property taxes that would otherwise be provided if their properties were privately owned. Relieving the Golf Complex of the obligation to pay any of these fixed costs would help balance the Golf Complex budget. However, this action is not recommended because it would necessitate immediate reductions in the City's General Fund expenditures to ensure a balanced General Fund budget and maintain the City's fund balance.

BUDGET CONSIDERATION/FINANCIAL IMPACT

The estimate of the Golf Complex operating deficit for the current fiscal year is \$79,157. This amount is based on eight months of actual revenues and expenditures and four months of estimated revenues and expenditures. Those estimates could change if the rounds of golf played in the remaining months of the year increase or decrease. In order to assure that the City Council and the Golf Commission receive timely updates about the Golf Complex budget, the Finance Department will provide monthly reports and will include the status of the Golf Complex budget in the quarterly financial reports it provides to the City Council.

Addressing the deficit this fiscal year may be accomplished through cost reductions, fee increases, or consumption of Golf Complex fund balance. Cost reductions could cost the General Fund as much as \$79,157, while fee increases could reduce the deficit to approximately \$20,000, with no impact on the General Fund. Using the Golf Complex fund balance to reduce the deficit would have no impact on the City's General Fund.

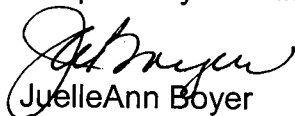
MUNICIPAL CODE/POLICY DOCUMENT CROSS REFERENCE

There is no impact on the Alameda Municipal Code.

RECOMMENDATION

Adopt a resolution directing staff to monitor the Chuck Corica Golf Complex budget, consider the results of the operational review, and implement operational changes to ensure a balanced budget.

Respectfully submitted,



JuelleAnn Boyer
Chief Financial Officer

Attachment

cc: Golf Commission

DRAFT

**CITY OF ALAMEDA
CORICA GOLF COMPLEX
OPERATIONS ONLY
AS OF FEB 07**

Attachment A

			FY 06/07 REVENUES Amended Budget \$4,892,100	FY 06/07 EXPENDITURES Amended Budget \$5,289,615				
	Rounds	Rain	REVENUE	EXPENDITURES**	Profit/(Loss) Before Dep.	Depreciation	Net Gain/(Loss)	
JULY	16,937	0	\$ 642,781	\$ 295,636	\$ 347,145	\$ 29,178	\$ 376,323	
AUGUST	16,175	0	\$ 473,690	\$ 474,287	\$ (597)	\$ 29,178	\$ 28,581	
SEPTEMBER	13,296	0	\$ 392,959	\$ 537,660	\$ (144,701)	\$ 29,178	\$ (115,523)	
OCTOBER	12,122	0	\$ 345,267	\$ 374,515	\$ (29,248)	\$ 29,178	\$ (70)	
NOVEMBER	10,256	6	\$ 287,204	\$ 448,516	\$ (161,312)	\$ 29,178	\$ (132,134)	
DECEMBER	7,356	7	\$ 234,875	\$ 396,824	\$ (161,949)	\$ 29,178	\$ (132,771)	
JANUARY	9,734	2	\$ 273,593	\$ 360,580	\$ (86,987)	\$ 29,178	\$ (57,809)	
FEBRUARY	7,227	13	\$ 226,123	\$ 333,847	\$ (107,724)	\$ 29,178	\$ (78,546)	
	93,103	28	\$ 2,876,492	\$ 3,221,864	\$ (345,372)	\$ 233,424	\$ (111,948)	
<i>Forecast</i>								
MARCH	7,000	13	\$ 216,271	\$ 292,141	\$ (75,870)	\$ 29,178	\$ (46,692)	
APRIL	10,000	6	\$ 308,958	\$ 464,684	\$ (155,726)	\$ 29,178	\$ (126,548)	
MAY	13,996	1	\$ 432,418	\$ 464,684	\$ (32,267)	\$ 29,178	\$ (3,089)	
JUNE	15,451	0	\$ 477,371	\$ 297,429	\$ 179,942	\$ 29,178	\$ 209,120	
	46,447		\$ 1,435,017	\$ 1,518,939	\$ (83,921)	\$ 116,712	\$ 32,791	
TOTALS Actual + Forecast			\$ 4,311,509	\$ 4,740,803	\$ (429,293)	\$ 350,136	\$ (79,157)	

** Includes Depreciation
And T/Out + Pilot allocated monthly

CITY OF ALAMEDA RESOLUTION NO. _____

DIRECTING STAFF TO MONITOR CHUCK CORICA GOLF COMPLEX
BUDGET, CONSIDER RESULTS OF OPERATIONAL REVIEW, AND
IMPLEMENT OPERATIONAL CHANGES TO ENSURE A BALANCED
BUDGET

WHEREAS, the Chuck Corica Golf Complex is a City-owned facility that consists of two 18-hole courses, one nine-hole executive course, a driving range, a practice area, and a restaurant facility; and

WHEREAS, the Chuck Corica Golf Complex is a valuable asset to the community, providing recreational opportunities for Alameda residents; and

WHEREAS, the City of Alameda recently issued a Request for Proposals for an independent consulting firm to review the City's municipal golf operation and make recommendations for its future operations, including potential cost containments; and

WHEREAS, the operational review of the Chuck Corica Golf Complex will be completed by late June 2007; and

WHEREAS, the goal of both the City Council and City staff is to ensure that Chuck Corica Golf Complex operational revenues and expenditures are in balance each fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alameda that staff is directed to monitor the Chuck Corica Golf Complex budget, consider the results of the operational review, and implement changes at the Golf Complex that will reach the goal of having operational revenues and expenditures in balance.

BE IT FURTHER RESOLVED that the Finance Department will provide the City Council and the Golf Commission with monthly reports on the Golf Complex budget, and it will highlight the status of the Golf Complex budget in the quarterly financial reports it provides to the City Council.

* * * * *

Resolution #5-B
03-20-07

Approved as to Form


City Attorney

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2007, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2007.

Lara Weisiger, City Clerk
City of Alameda

City of Alameda

Memorandum

To: Honorable Mayor and
Councilmembers

From: Debra Kurita
City Manager

Date: March 20, 2007

RE: Adopt a Resolution Amending Master Fee Resolution No. 12191 by
Changing Various Chuck Corica Golf Complex Rates

BACKGROUND

Each year, the Golf Commission discusses and reviews possible fee changes for the Chuck Corica Golf Complex. Revisions are made and approved by the Golf Commission before being presented to the City Council for final approval. Golf Complex staff held four public meetings to discuss the various fee change proposals with the Golf Commission and the Golf Complex users who will be affected by the proposed increases. The first meeting was a Golf Commission Work Session on February 8, 2006. That meeting was followed by the regular Golf Commission meetings on March 15, 2006, and April 19, 2006. The fee changes were approved at a Special Meeting of the Golf Commission on February 11, 2007. The fee changes discussed and approved by the Golf Commission are included as Attachment A to this report.

DISCUSSION

At its February 11, 2007, special meeting, the Golf Commission voted to change various daily green fees on the Jack Clark, Earl Fry, and Mif Albright Golf Courses. In addition, the Golf Commission voted to increase the Golf Tournament rates and monthly tickets. The proposed fee changes, if approved by the City Council, would go into effect April 1, 2007.

Since June 1, 2004, the Golf Commission has refrained from voting to change any Golf Complex fees in order to stay competitive in the over-saturated San Francisco Bay Area golf market. It has, however, become necessary to increase revenue to meet the increasing expense of operating the Golf Complex. In addition, the Consumer Price Index for the Bay Area has increased since 2004; therefore, the Golf Complex is paying more for services from vendors, but not charging more for its services. Attachment B is a Fee Comparison Survey showing that the fees at the Chuck Corica Golf Complex continue to

be, on the average, the most reasonable in the area. It should also be noted that the Resident Rates continue to be provided at a significant discount, while the Junior Resident rate of \$1.00 is the lowest in the area. Due to the lack of increases for the past three years and to the continued escalating cost of operating the Golf Complex, the Golf Commission voted to adjust the fees this fiscal year. Attachment A shows the proposed Golf Complex fee schedule representing the changes in various fees. The fee increases will enable the Chuck Corica Golf Complex to continue its current service levels.

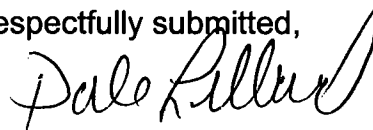
BUDGET CONSIDERATION/FINANCIAL IMPACT

The increased fees should result in approximately \$329,000.00 in additional Golf Complex revenue for FY 2007/08. This revenue estimate was derived by applying the new rates to the actual attendance in FY 2005/06. The total amount was then reduced by 15% as an allowance for any reduction in revenues as a result of the fee increases. It should be noted that FY 2005/06 was a low revenue year because of heavy rains, so the actual amount of revenue received from the fee changes could increase. Applying the same formula above to the attendance figures for the last three months of FY 2005/06 (April, May, and June) yields an additional \$60,000 in revenue for the remainder of the current fiscal year.

RECOMMENDATION

Adopt a resolution amending Master Fee Resolution No. 12191 by changing various Chuck Corica Golf Complex rates.

Respectfully submitted,



Dale Lillard
Alameda Recreation and Park Director
Acting Golf General Manager

DB: nem

Attachments

xc: Golf Commission

RECOMMENDED FEE CHANGES, CHUCK CORICA GOLF COMPLEX

FEBRUARY 11, 2007

ATTACHMENT A

18-HOLE COURSES:

Monday Through Thursday:

	Current	Recommended Earl Fry	Recommended Jack Clark	Change Earl Fry	Change Jack Clark
Regular Resident	\$23	\$25	\$23	\$2	\$0
Regular Non-Resident	\$30	\$30	\$28	\$0	(\$2)
Senior Resident	\$18	\$20	\$18	\$2	\$0
Senior Non-Resident	\$23	\$25	\$23	\$2	\$0
Junior Resident*	\$1	\$1	\$1	\$0	\$0
Junior Non-Resident*	\$8	\$10	\$8	\$2	\$0
Twilight Resident	\$18	\$20	\$18	\$2	\$0
Twilight Non-Resident	\$23	\$25	\$23	\$2	\$0
Late Twilight Resident	\$13	\$15	\$13	\$2	\$0
Late Twilight Non-Resident	\$16	\$18	\$16	\$2	\$0
9-Hole Resident	\$16	\$16	\$16	\$0	\$0
9-Hole Non-Resident	\$20	\$20	\$20	\$0	\$0

Friday:

Resident Friday	\$27	\$27	\$25	\$0	(\$2)
Non-Resident Friday	\$35	\$32	\$30	(\$3)	(\$5)

Saturday, Sunday, Holidays:

Resident Weekend	\$27	\$32	\$28	\$5	\$1
Non-Resident Weekend	\$35	\$40	\$36	\$5	\$1
Twilight Resident, WE	\$19	\$25	\$21	\$6	\$2
Twilight, Non-Resident, WE	\$25	\$27	\$25	\$2	\$0
Late Twilight Resident, WE	\$14	\$16	\$14	\$2	\$0
Late Twilight Non-Resident, WE	\$18	\$18	\$16	\$0	(\$2)
9-Hole Resident (1st 2 hrs of the day)	\$18	\$18	\$16	\$0	(\$2)
9-Hole Non-Resident (1st 2 hrs of the day)	\$23	\$23	\$21	\$0	(\$2)
Juniors*	\$1	\$1	\$1	\$0	\$0
Juniors Non-Resident*	\$8	\$10	\$8	\$2	\$0

CART FEES:

	Current	Recommended	Change		
Single Rider (Non-Shared Cart)	\$14	\$15	\$1		
Senior M-F per player	\$11	\$13	\$2		
Late Twilight Mif	\$9	\$10	\$1		
		\$8			

MONTHLY PASSES:

	Current	Surcharge	Recommended	Surcharge	Change
Res. Sr. (M-Th + Fri (JC only)	\$85	\$0	\$100	\$0	\$15
Resident (M-Th + Fri (JC only)	\$100	\$0	\$115	\$0	\$15
Non-Res. (M-Th + Fri (JC only)	\$130	\$3	\$195	\$0	\$65

TOURNAMENTS:

	Current			Recommended		
	Green Fees	Cart Req	Merch	EF/JC	Cart Req	Merch**
Mon - Thurs	\$30	no	\$6	\$50/\$48	yes	\$5
Mon - Thurs (Senior)	\$30	no	\$6	\$38/\$36	yes	\$0
Friday	\$35	yes	\$6	\$52/\$50	yes	\$5
Weekends and Holidays	\$35	yes	\$6	\$60/\$56	yes	\$5

Mif 9-HOLE COURSE RATES:

	Current	Recommended	Change
Regular Weekday	\$9	\$10	\$1
Regular Weekend	\$11	\$12	\$1
Senior Weekday	\$7	\$8	\$1
Replay Rate	\$7	\$7	\$0
Junior Resident	\$1	\$1	\$0
Junior Non-Resident	\$4	\$5	\$1

Driving Range	Current	Recommended	Change
Small	\$0	\$3	\$3
Medium	\$4	\$5	\$1
Large	\$6	\$7	\$1
X-Large	\$8	\$9	\$1

Practice Area: \$5 w/ small bucket

*EF Mon-Fri after 12:00: Weekends & Holidays after twilight only

**Can be waived

ATTACHEMENT B

Green Fee Type	Poplar Creek		Monarch Bay		Las Positas		Metropolitan		San Jose		Palo Alto		Alameda		Lake Chabot		Santa Theresa		Sunnyvale		Shoreline		Sky West		Tilden Park		Harding	
	Rate		Rate		Rate		Rate		Rate		Rate		Rate	NEW EF/JC	Rate		Rate		Rate		Rate		Rate		Rate		Rate	
Weekdays																												
General	\$35		\$45 *		\$31		\$40		\$34		\$36		\$30	\$30/\$28	\$26		\$39		\$33		\$38		\$29		\$47*		\$135*	
Resident	\$28		N/A		\$28		\$30		N/A		N/A		\$23	\$25/\$23	\$22		N/A		N/A		\$31		\$25		N/A		\$46	
Back Nine	\$21		N/A		\$20		\$25		\$17		\$23		\$20	\$20/\$20	N/A		\$19		N/A		\$25		\$19		N/A		N/A	
Twilight	\$24		\$32*		\$23		\$25		\$24		\$27		\$23	\$25/\$23	\$18		\$25		\$24		\$25		\$19		\$23*		\$105	
Senior Resident	\$23		N/A		\$25		\$30		\$20		\$27		\$18	\$20/\$18	\$17		\$23		N/A		\$21		\$21		N/A		\$31	
Non Res Junior**	\$14		N/A		\$16		\$15		\$12		\$26		\$8	\$10/\$8	\$5		\$12		N/A		\$16		\$10		N/A		N/A	
Monthly - Resident	N/A		N/A		\$120		N/A		N/A		N/A		\$100	\$115	N/A		N/A		\$150		N/A		N/A		N/A		N/A	
Monthly-Senior	N/A		N/A		\$100		N/A		N/A		N/A		\$85	\$100	N/A		N/A		\$125		\$105		N/A		N/A		N/A	
Monthly-Non Resid	N/A		N/A		N/A		N/A		N/A		N/A		\$130	\$195	N/A		N/A		N/A		\$150		N/A		N/A		N/A	
Resident Junior**	N/A		N/A		N/A		N/A		N/A		N/A		\$1	\$1/\$1	\$5		N/A		N/A		N/A		N/A		N/A		\$15	
Weekends																												
General	\$45		\$68 *		\$39		\$60		\$48		\$47		\$35	\$40/\$36	\$37		\$57		\$43		\$54		\$38		\$70*		\$155*	
Resident	\$35		N/A		\$34		\$55		N/A		N/A		\$27	\$32/\$28	\$30		N/A		N/A		\$47		\$34		N/A		\$59	
Back Nine	\$24		N/A		\$20		\$30		\$22		\$26		\$23	\$23/\$21	N/A		\$29		N/A		\$28		\$24		N/A		N/A	
Twilight	\$29		\$39 *		\$28		\$37		\$30		\$31		\$25	\$27/\$21	\$30		\$33		\$31		\$28		\$24		\$41*		\$125	
Non Res Junior**	\$17		N/A		\$23		\$20		\$30		\$28		\$8	\$10/\$8	N/A		N/A		N/A		\$16		N/A		N/A		\$20	
Resident Junior	N/A		N/A		N/A		N/A		N/A		N/A		\$1	\$1	N/A		N/A		N/A		N/A		N/A		N/A		N/A	
Carts																												
Regular	\$26				\$26		\$28		\$26		\$26		\$28	\$30	\$26				\$25		\$22		\$28				\$26	
Senior M-Fri	N/A				N/A		N/A		N/A		N/A		\$22	\$26	N/A				N/A		N/A		\$12				N/A	
Single Rider	\$17				\$13		N/A		N/A		N/A		\$18	\$15	N/A				N/A		N/A		\$14				\$13	
Range Balls																												
Small	N/A		\$4		\$4		\$4		\$5		\$4		\$4	\$5	\$4						\$4		\$5		\$4		\$4.50	
Medium	N/A		\$8				\$8		\$9		\$7		\$6	\$7	\$6						\$7		\$8		\$6		N/A	
Large	N/A		\$10		\$6		\$10		\$11		\$9		\$8	\$9							\$10		\$10		\$8		\$9.00	
Footnotes	* Includes Golf Cart																											
	**EF Mon-Fri after 12:00PM: Weekends & Holidays after Twilight only																											
	EF=Earl Fry Course JC=Jack Clark Course																											

Approved as to Form


City Attorney

CITY OF ALAMEDA RESOLUTION NO. _____

AMENDING MASTER FEE RESOLUTION NO. 12191
BY CHANGING VARIOUS
CHUCK CORICA GOLF COMPLEX RATES

WHEREAS, the Alameda Municipal Code and the California Government code provide that the City Council shall set fees reasonable to recover the cost of providing various services by resolution; and

WHEREAS, the City Council, at the August 27, 1991 Special City Council meeting directed staff to amend the Alameda Municipal code to reflect that city fees shall be set by City Council resolution; and

WHEREAS, Resolution No. 12191 (Master Fee Resolution), as amended, codifies existing fees for various City Services and permits; and

WHEREAS, at the February 11, 2007 meeting of the Golf Commission, fee increases were reviewed and recommended for approval by the City Council; and

WHEREAS, the fee increases will enable the Chuck Corica Golf complex to continue the current service level.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Alameda that Master Fee Resolution No. 12191 be amended by increasing various Chuck Corica Golf complex Rates, attached hereto as Attachment A.

BE IT FURTHER RESOLVED that the increases shall become effective April 1, 2007.

BE IT FURTHER RESOLVED that all fees established by Master Fee Resolution No. 12191 which are inconsistent with fees established by this Resolution are hereby repealed.

* * * * *

Resolution #5-C
03-20-07

RECOMMENDED FEE CHANGES, CHUCK CORICA GOLF COMPLEX

FEBRUARY 11, 2007

ATTACHMENT A

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X-Large	\$8	\$9	\$1

Practice Area: \$5 w/ small bucket

*EF Mon-Fri after 12:00: Weekends & Holidays after twilight only

**Can be waived

I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the _____ day of _____, 2007, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2007.

Lara Weisiger, City Clerk
City of Alameda